

# CERTIFICATE OF SURVEY

PART OF THE EAST HALF OF THE NORTHEAST QUARTER,  
AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST  
CASS COUNTY, MINNESOTA

**EXISTING DESCRIPTION:**

**PROPOSED DESCRIPTION:**

**20 Acre Tract**  
That part of the East Half of the Northeast Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, lying north of the South 260.00 feet thereof.  
Containing 20.2 acres, more or less.  
SUBJECT to easements, restrictions, and reservations of record.  
SUBJECT to an ingress and egress easement over and across the west 33.00 feet thereof.  
TOGETHER with (See Temporary Easement)

**Temporary Easement**  
Together with a temporary easement for ingress and egress over and across the East 33.00 feet of the South 260.00 feet of said Northeast Quarter of the Northeast Quarter and the East 33.00 feet of that part of the Southwest Quarter of the Northeast Quarter, said Section 20, lying northerly of the centerline of Shingobee Township Road No. 19 (Sautbine Road).

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96-120-0001  
No delinquent taxes and transfer entered; Certificate of Real Estate Value  
(20th) ( ) Not Required ( ) Received  
JULY 20 2021  
CASS COUNTY  
Cass County MN Auditor-Treasurer  
By: ET Deputy  
Estate Disclosure  
( ) Not Required ( ) Received ( ) Not Received

A000674782

**OFFICE OF THE COUNTY RECORDER**  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
7/20/2021 10:41:10 AM  
REC FEES: 46.00  
PAGES: 2  
KATHRYN H. NORBY  
CASS COUNTY RECORDER  
BY: NG DEP TX# 173641  
RECORDED ELECTRONICALLY

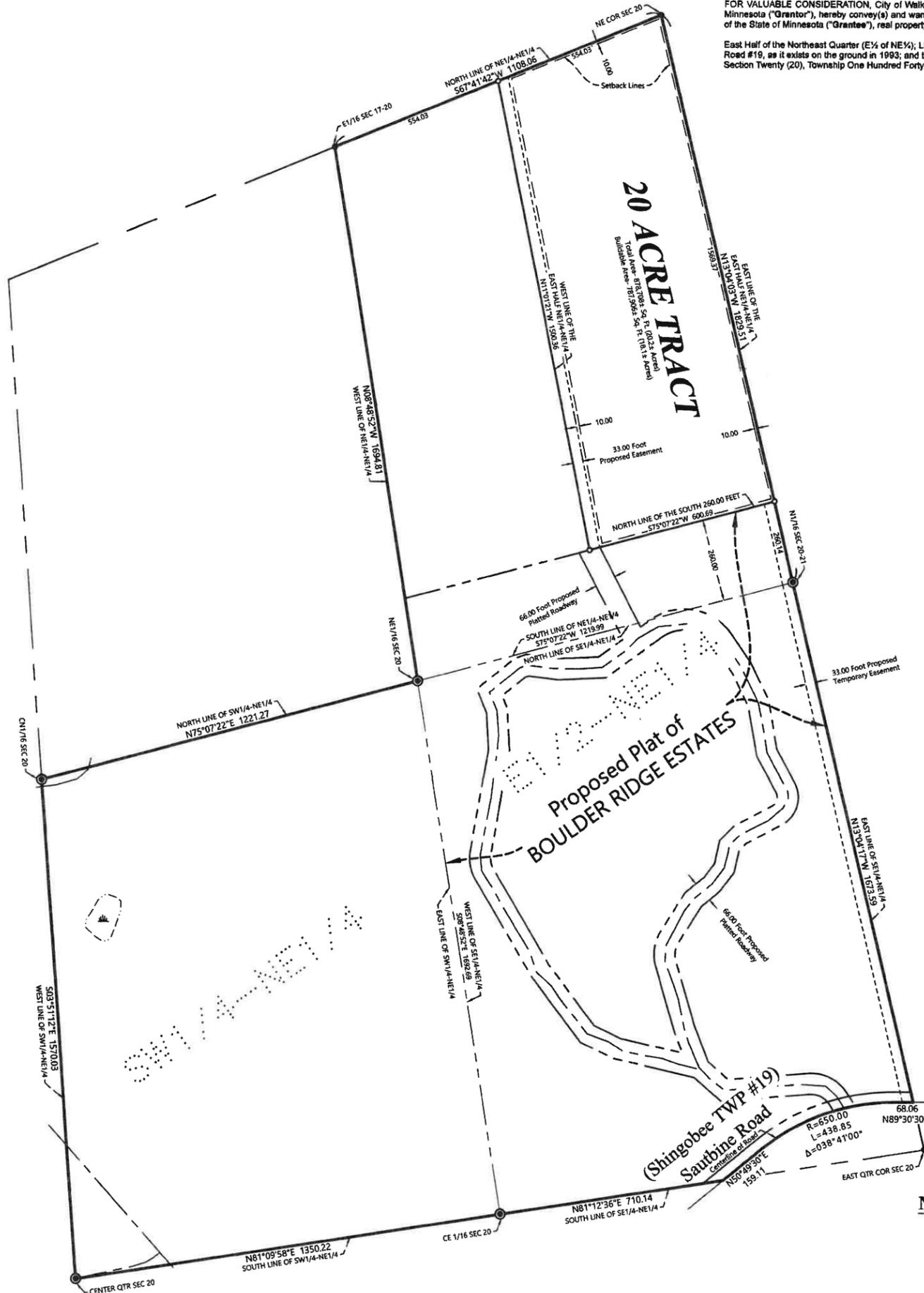
(Top 3 inches reserved for recording data)

**WARRANTY DEED** Minnesota Uniform Conveyancing Blanks  
**Business Entity to Business Entity** Form 10.1.9 (2013)

eCRV number: 1283589  
DEED TAX DUE: \$812.46 DATE: July 19, 2021 (month/day/year)

FOR VALUABLE CONSIDERATION, City of Walker a Minnesota Municipal Corporation under the laws of the State of Minnesota ("Grantor"), hereby convey(s) and warrant(s) to Three Blue LLC a Limited Liability Company under the laws of the State of Minnesota ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

East Half of the Northeast Quarter (E½ of NE¼); LESS that part lying South of the centerline of Shingobee Township Road #19, as it exists on the ground in 1993; and the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Twenty (20), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West



**LEGEND**

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES FOUND 3 INCH PLUMBERS CAP ON GALVANIZED PIPE
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊖ DENOTES WETLAND(S)

0 200 400  
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

- NOTES:**
- Zoning for subject tract = Rural Residential 1 (RR-1).
  - Parcel ID for subject tract = 96-120-0001.
  - Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn in from County National Wetland Inventory maps.
  - All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
  - Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

JOB NO. 21-201  
DATE: 09-24-2021  
SHEET NO. 1 OF 1

**CERTIFICATE OF SURVEY**  
Three Blue  
P.O. Box 1401  
Walker, MN 56484

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN, 56484  
Phone: 218-547-1296, Fax: 218-547-2272  
web: www.necluse.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN LIC. NO. 21367  
9/24/21

REVISIONS:			
NO.	DATE	DESCRIPTION	BY