

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 06-019-4400.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands on Remainder Tract as shown were drawn if from County National Wetland Inventory maps. See "No Wetlands Letter" dated September, 2021 for Tracts 1 and 2 by Patrick Reardon, Wetland Certification No. 1295.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ✕ DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING BUILDING
- ⊙ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- ⊖ DENOTES WETLAND(S)

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 19, TOWNSHIP 139 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

SEE ATTACHED
 No subsequent taxes and transfer entries; Certificate of Part Cass Value
 12/13/2013
 12/13/2013 2:56:23 PM
 AS DOC #: A000598932
 PAGES: 4
 REC FEE: \$6.00
 KATHRYN M. NORBY
 CASS COUNTY RECORDER
 BY SR Dep Well Cert Rec'd
 RECORDED ELECTRONICALLY
 A Well Cert. verified on 12-13-2013 By SR

DEED TAX DUE: \$1089.00 Form No. 5-M-WARRANTY DEED
 Individual(s) to Joint Tenants
 Date: December 13, 2013
 FOR VALUABLE CONSIDERATION, Sharon Lee C. King a/k/a Sharon Lee King a/k/a Sharon King, a single person, Grantor, hereby conveys and warrants to John T. Quinn, a single person and Lisa S. Quinn, a single person Grantees, as joint tenants, real property in Cass County, Minnesota, described as follows:
 Legal Description attached hereto as Exhibit A and by this reference incorporated herein.
 File No: 1331867 (SK)

EXHIBIT 'A'

Parcel 1:
 Southeast Quarter of Southwest Quarter; Southwest Quarter of Southeast Quarter and Southeast Quarter of Southeast Quarter, all in Section 19, Township 139 North, Range 28 West, Cass County, Minnesota.

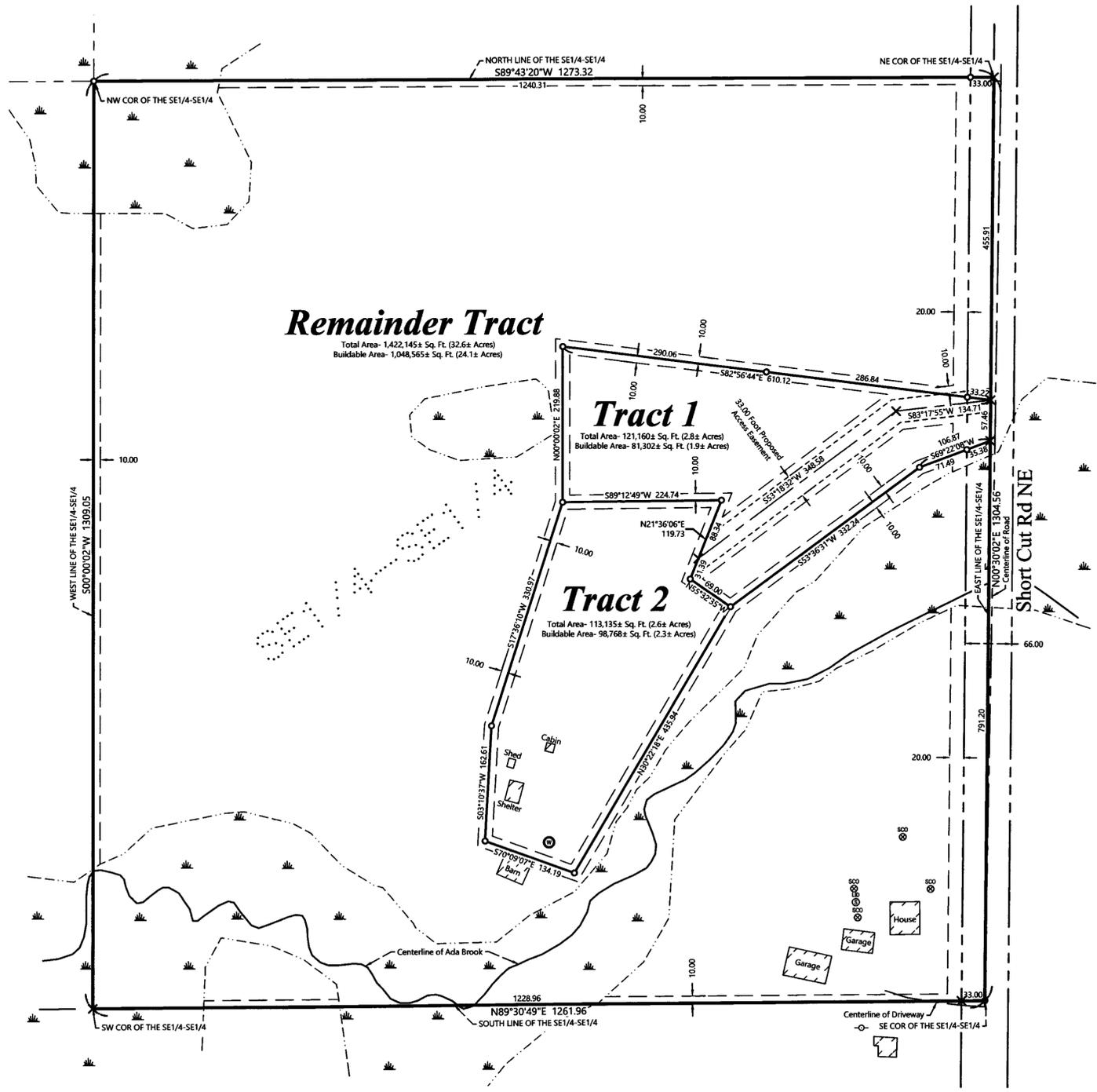
EXISTING DESCRIPTION:

Tract 1
 That part of the Southeast Quarter of the Southeast Quarter, Section 19, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 02 seconds East, assigned bearing, along the east line thereof, 791.20 feet, to the Point of Beginning of the tract to be herein described; thence South 69 degrees 22 minutes 08 seconds West 106.87 feet; thence South 53 degrees 36 minutes 31 seconds West 332.24 feet; thence North 55 degrees 32 minutes 35 seconds West 69.00 feet; thence North 21 degrees 38 minutes 08 seconds East 119.73 feet; thence South 89 degrees 12 minutes 49 seconds West 224.74 feet; thence North 00 degrees 00 minutes 02 seconds East 219.88 feet; thence South 82 degrees 56 minutes 44 seconds East 610.12 feet, to said east line; thence South 00 degrees 30 minutes 02 seconds West, along said east line, 57.46 feet, to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to Short Cut Rd NE.
 SUBJECT to and TOGETHER with 33.00 Foot Proposed Access Easement.

Tract 2
 That part of the Southeast Quarter of the Southeast Quarter, Section 19, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 02 seconds East, assigned bearing, along the east line thereof, 791.20 feet; thence South 69 degrees 22 minutes 08 seconds West 106.87 feet; thence South 53 degrees 36 minutes 31 seconds West 332.24 feet; thence North 21 degrees 38 minutes 08 seconds East 119.73 feet; thence South 89 degrees 12 minutes 49 seconds West 224.74 feet; thence South 17 degrees 36 minutes 10 seconds West 330.97 feet; thence South 03 degrees 10 minutes 37 seconds West 162.61 feet; thence South 70 degrees 09 minutes 07 seconds East 134.19 feet, to the intersection with a line that bears South 30 degrees 22 minutes 18 seconds West from the point of beginning; thence North 30 degrees 22 minutes 18 seconds East 435.94 feet to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to and TOGETHER with 33.00 Foot Proposed Access Easement.

Remainder Tract
 That part of the Southeast Quarter of the Southeast Quarter, Section 19, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 02 seconds East, assigned bearing, along the east line thereof, 791.20 feet; thence South 69 degrees 22 minutes 08 seconds West 106.87 feet; thence South 53 degrees 36 minutes 31 seconds West 332.24 feet; thence North 03 seconds 10 minutes 37 seconds East 162.61 feet; thence North 17 degrees 36 minutes 10 seconds East 330.97 feet; thence North 00 degrees 00 minutes 02 seconds East 219.88 feet; thence South 82 degrees 56 minutes 44 seconds East 610.12 feet, to said east line; thence North 00 degrees 30 minutes 02 seconds East, along said east line, 455.91 feet, to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89 degrees 43 minutes 20 seconds West, along the north line of said Southeast Quarter of the Southeast Quarter, 1273.32 feet, to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 00 minutes 02 seconds West, along the west line of said Southeast Quarter of the Southeast Quarter, 1309.05 feet, to the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 89 degrees 30 minutes 49 seconds East, along the south line of said Southeast Quarter of the Southeast Quarter, 1261.96 feet to the point of beginning.
 SUBJECT to easements, restrictions, and reservations of record.
 SUBJECT to Short Cut Rd NE.
 SUBJECT to 33.00 Foot Proposed Access Easement.

33.00 Foot Proposed Access Easement
 A 33.00 foot easement for ingress and egress purposes over, under, and across that part of the Southeast Quarter of the Southeast Quarter, Section 19, Township 139 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 30 minutes 02 seconds East, assigned bearing, along the east line thereof, 848.68 feet, to the Point of Beginning of the centerline to be herein described; thence South 83 degrees 17 minutes 55 seconds West 134.71 feet; thence South 53 degrees 18 minutes 32 seconds West 348.58 and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line that bears North 21 degrees 06 minutes 06 seconds East and South 21 degrees 36 minutes 06 seconds West from the point of terminus and the East line of said Southeast Quarter of the Southeast Quarter.



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 TERRY L. FREEMAN
 10/5/21
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Carlos Rodriguez
 30 Wheelock Parkway E
 St. Paul, MN 55117