

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 12, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:



8 0 1 3 8 2 4
16-012-4403

A000564659
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/22/2010 12:37:42 PM
AS DOC #: A000564659
PAGES: 3 REC FEES: 46.00
KATHRYN M. NORBY
COUNTY RECORDER

16-012-4404
Transfer Entered:
Oct 22nd, 2010
Shawn K Anderson
County Auditor - Treasurer
by Dana Meyer Deputy

(Top 3 inches reserved for recording data)

AFFIDAVIT OF IDENTITY AND SURVIVORSHIP Minnesota Uniform Conveyancing Blanks Form 50.2.2 (2006)

State of Minnesota, County of Cass Name of Decedent: James Bernard Hayden
AKA James B. Hayden
Antoinette Marie Hayden - 604 Cemetery R. N.W.
Hackensack, Mn. 56452
(Insert name and address of affiant)

being first duly sworn, on oath state from personal knowledge:
1. That Decedent is the person named in the certified copy of the Certificate of Death attached hereto and made a part hereof.
2. That the name(s) of the survivor(s) is/are: Antoinette M. Hayden

3. That on the date of death, Decedent was an owner as a joint tenanted tenant of the land legally described as follows:
The East 100 ft. of the West 200 feet of the East 709.7 feet
of Government Lot Three (3), Section Twelve (12), Township One Hundred
Forty (140), Range Thirty One (31), Subject to mineral Easements,
Roadway easements, Power and utility line easements, Cass County
Ordinance regulations, if any, of record as in use.
Check here if all or part of the described real property is Registered (Torrans)

Form No. 8-M-WARRANTY DEED Minnesota Uniform Conveyancing Blanks (1978) Micro-Docs Co., Minnesota

Individuals (1) to Joint Tenants
16-012-4403

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed () not required
Certificate of Real Estate Value No. 19 92
Date: 10 19 92

Shawn K Anderson
County Auditor
by Dana Meyer Deputy

STATE DEED TAX DUE HEREON: \$ 127.05
Date: 8-15, 19 92

OFFICE OF COUNTY RECORDER
337 594
I hereby certify that the within instrument was filed in this office for record on the 19 day of Aug A.D. 19 92 at 2:12 o'clock P. M. and was duly recorded as Micro Doc. No. 337 594
Dana Meyer
COUNTY RECORDER

(reserved for recording data)

FOR VALUABLE CONSIDERATION, A. Norval Torkelson and Mildred Torkelson, Attorneys-in-Fact for Illa H. Gustafson, a single person (insert status) Grantor(s), hereby convey (s) and warrant (s) to Stuart A. Volby and Tania M. Volby, husband and wife, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:
The West 100 feet of the East 709.7 feet of Government Lot Three (3), Section Twelve (12), Township One Hundred Forty (140), Range Thirty-one (31), Cass County, Minnesota.
subject to easements, restrictions and reservations of record, if any.

PROPOSED DESCRIPTIONS:

North Tract
That part of the West 100.00 feet of the East 709.70 feet of Government Lot 3, Section 12, Township 140 North, Range 31 West, Cass County, Minnesota, lying north of the centerline of Birch Lake Ln NW.
And
That part of the East 100.00 feet of the West 200.00 feet of the East 709.70 feet of Government Lot 3, Section 12, Township 140 North, Range 31 West, Cass County, Minnesota lying north of a line drawn from a point 659.09 feet southerly, measured along the west line, from the northwest corner to a point 682.50 feet southerly, measured along the east line, of the northeast corner of said tract.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Birch Lake Ln NW.

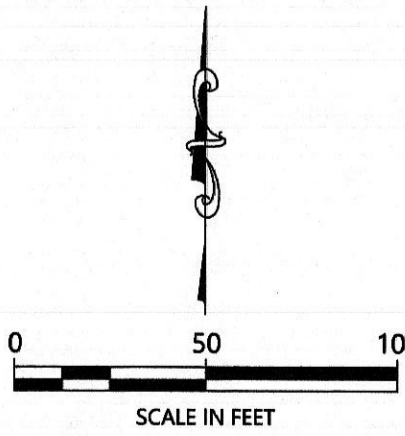
South Tract
That part of the West 100.00 feet of the East 709.70 feet of Government Lot 3, Section 12, Township 140 North, Range 31 West, Cass County, Minnesota, lying south of the centerline of Birch Lake Ln NW.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Birch Lake Ln NW.

LEGEND

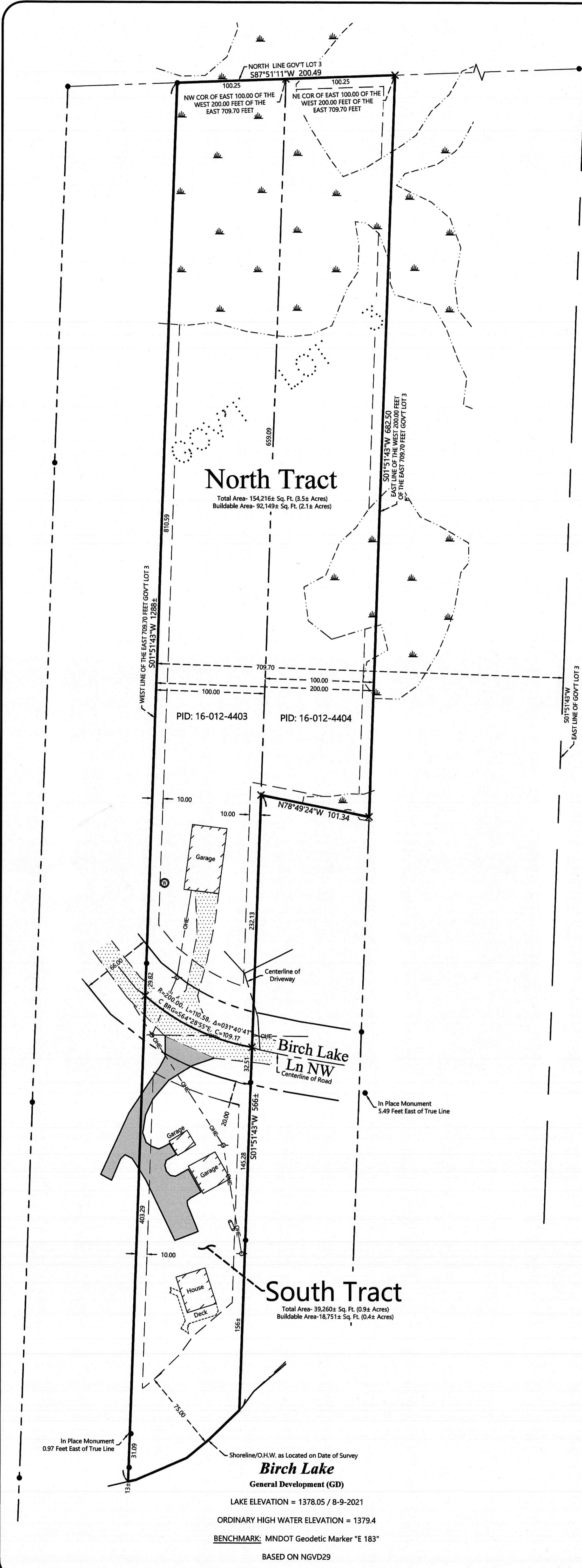
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▭ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- DENOTES EXISTING UTILITY POLE
- ⊖ DENOTES DELINEATED WETLAND(S)
- DENOTES OVERHEAD ELECTRIC LINE
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING GRAVEL

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 16-012-4403 & 16-012-4404.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, dated August 2021.
- 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.

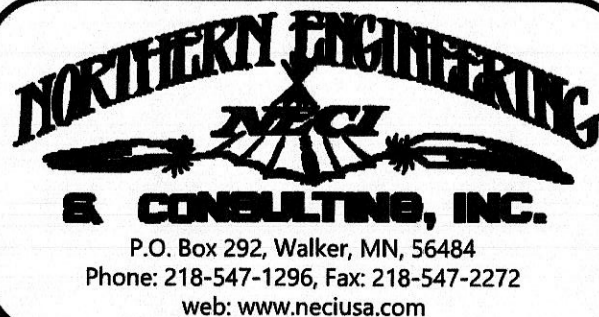


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).



CERTIFICATE OF SURVEY

Stuart Volby
P.O. Box 324
Hackensack, MN 56452



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
9/13/21

REVISIONS:

NO.	DATE	DESCRIPTION	BY

JOB NO. 21-260
DATE: 09-13-2021
SHEET NO. 1 OF 1