

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,
SECTION 32, TOWNSHIP 140 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 3 A000632340

POD # 46-032-1316
No delinquent taxes and no other encumbrances, Conditions of Real Estate Value
(Signed & sealed)
JULY 10 2017
By *Sharon K. Anderson*
EA County Auditor Deputy
CASS COUNTY, MINNESOTA

A000632340
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/10/2017 12:48:10 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 139642
RECORDED ELECTRONICALLY

E-CRV No. 686516
DEED TAX DUE: \$69.30 Form No. 1-M-WARRANTY DEED
Individual(s) to Individual(s)
Date: July 07, 2017

FOR VALUABLE CONSIDERATION, Dean J. Martin and Kristin L.W. Martin, husband and wife Grantor, hereby conveys and warrants to John D. Carey Grantee, real property in Cass County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.
EXHIBIT 'A'

That part of Government Lot 2, Section 32, Township 140, Range 28 West, Cass County, Minnesota, lying East of Line 1 and North of Line 2, described as follows:

- LINE 1:
Commencing at the northeast corner of said Lot 2; thence South 89 degrees 50 minutes west 663.30 feet along the north line of said Lot 2, to the point which is equidistant from the Northwest corner and the Northeast corner of said Lot 2; thence South 0 degrees 03 minutes 30 seconds East 280 feet along a line which is midway between the West boundary and the East boundary of said Lot 2 to the Southerly right-of-way line of County Road No. 120;
- LINE 2:
The North boundary line of County Road No. 120 also known as Wabedo Pass Road NE.

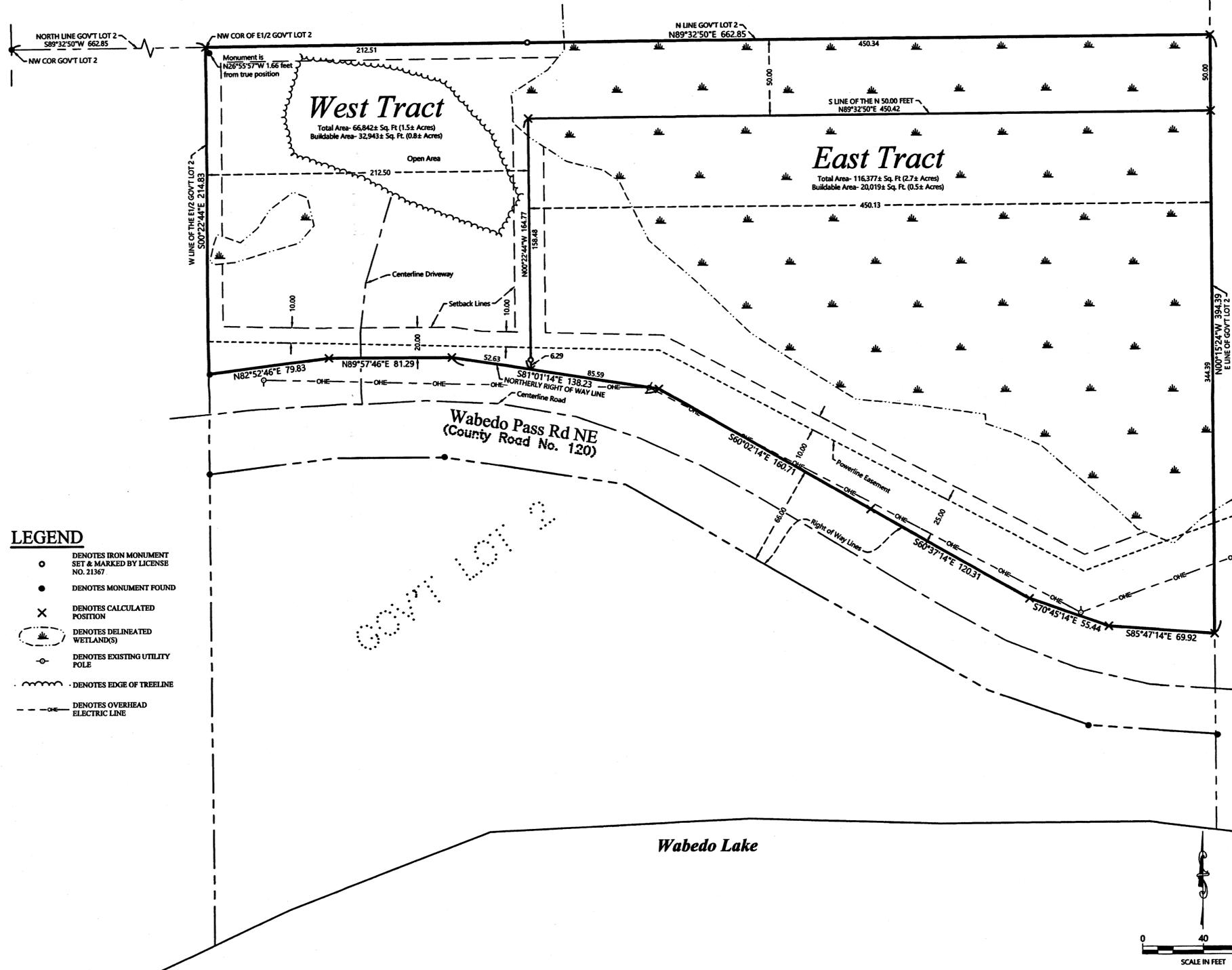
PROPOSED DESCRIPTIONS:

West Tract
That part of the West 212.50 feet and the North 50.00 feet of the East Half of Government Lot 2, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota, lying north of the Northerly right of way line of County Road Number 120.

SUBJECT to easements, restrictions, and reservations of record.

East Tract
That part of the East Half of Government Lot 2, Section 32, Township 140 North, Range 28 West, Cass County, Minnesota, lying east of the West 212.50 feet thereof, lying south of the North 50.00 feet thereof and lying north of the Northerly right of way line of County Road Number 120.

SUBJECT to easements, restrictions, and reservations of record.



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - DENOTES DELINEATED WETLAND(S)
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EDGE OF TREELINE
 - DENOTES OVERHEAD ELECTRIC LINE

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

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 46-032-1316.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. The wetland delineation was done by Patrick Reardon, Wetland Certification No. 1259, June 2021.
4. 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.
5. 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.

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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. GREENMAN
TERRY L. GREENMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 218-547-1295; Fax: 218-547-2272
Web: www.necusa.com

CERTIFICATE OF SURVEY
Pat Simon
13784 210th Street
New Prague, MN 56071

JOB NO. 21-176
DATE: 07-08-2021
SHEET NO.
1 OF 1