

EXISTING DESCRIPTION:

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 23, TOWNSHIP 142 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

T000033361
OFFICE OF REGISTRAR OF TITLES
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
1/24/2018 10:51:28 AM
AS TORRENS DOC #: T000033361
PAGES: 2 REC FEES: 66.00
BOOK #: 34
PAGE #: 9208, 9209
FILE #: 79
CERTIFICATE #: 9208, 9209
KATHRYN H. NOSEY
REGISTRAR OF TITLES
BY KF Deputy TX#: 144049

39-023-1102 - 29-023-1103
No delinquent taxes and transfer entered, Certificate of Real Estate Value
() Filed (X) Not required
Jan 19 2018
SANDRA NORIKANE
County MN Auditor-Treasurer
By Sandra Norikane, Deputy
Septic Disclosure
(X) Not Required () Received () Not Received

(RESERVED FOR RECORDING DATA)

STATE DEED TAX DUE HEREON: **EXEMPT**
Date: January 10, 2018

QUIT CLAIM DEED

FOR VALUABLE CONSIDERATION, Janeen Marie Kern, a single person, Grantor, hereby conveys and quitclaims to Bryan Keith Ellis, Grantee, real property in Cass County, Minnesota, described as follows:

See attached Exhibit A

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EXHIBIT "A"

TRACT "G"
That part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 142 North, Range 26 West of the 5th Principal Meridian described as follows:

Commencing at the Northeast 1/16 Corner to Section 23 marked with an aluminum monument in a cairn of stone lying in the West ditch of County Highway #52; thence on a true bearing North 86 degrees 47 minutes 35 seconds East a distance of 86.46 feet to a point marked by a 1/2" x 24" re-bar; the point of beginning of the property to be described, also the Easterly edge of County Highway #52; thence North 02 degrees 31 minutes 26 seconds West along the Easterly limits of County Highway #52, a distance of 338.27 feet to a point marked with a 1/2" x 24" re-bar; thence North 85 degrees 59 minutes 45 seconds East a distance of 548.48 feet to a point marked with an aluminum monument (the C-S-NE-NE 1/256 to Section 23); thence South 01 degrees 16 minutes 37 seconds East a distance of 346.09 feet to a point marked with an aluminum monument (the C-E-NE 1/64 Corner to Section 23); thence South 86 degrees 47 minutes 35 seconds West a distance of 540.80 feet to the point of beginning.

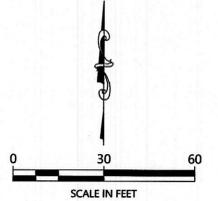
Tract containing 4.276 acres more or less.

PROPOSED DESCRIPTION:

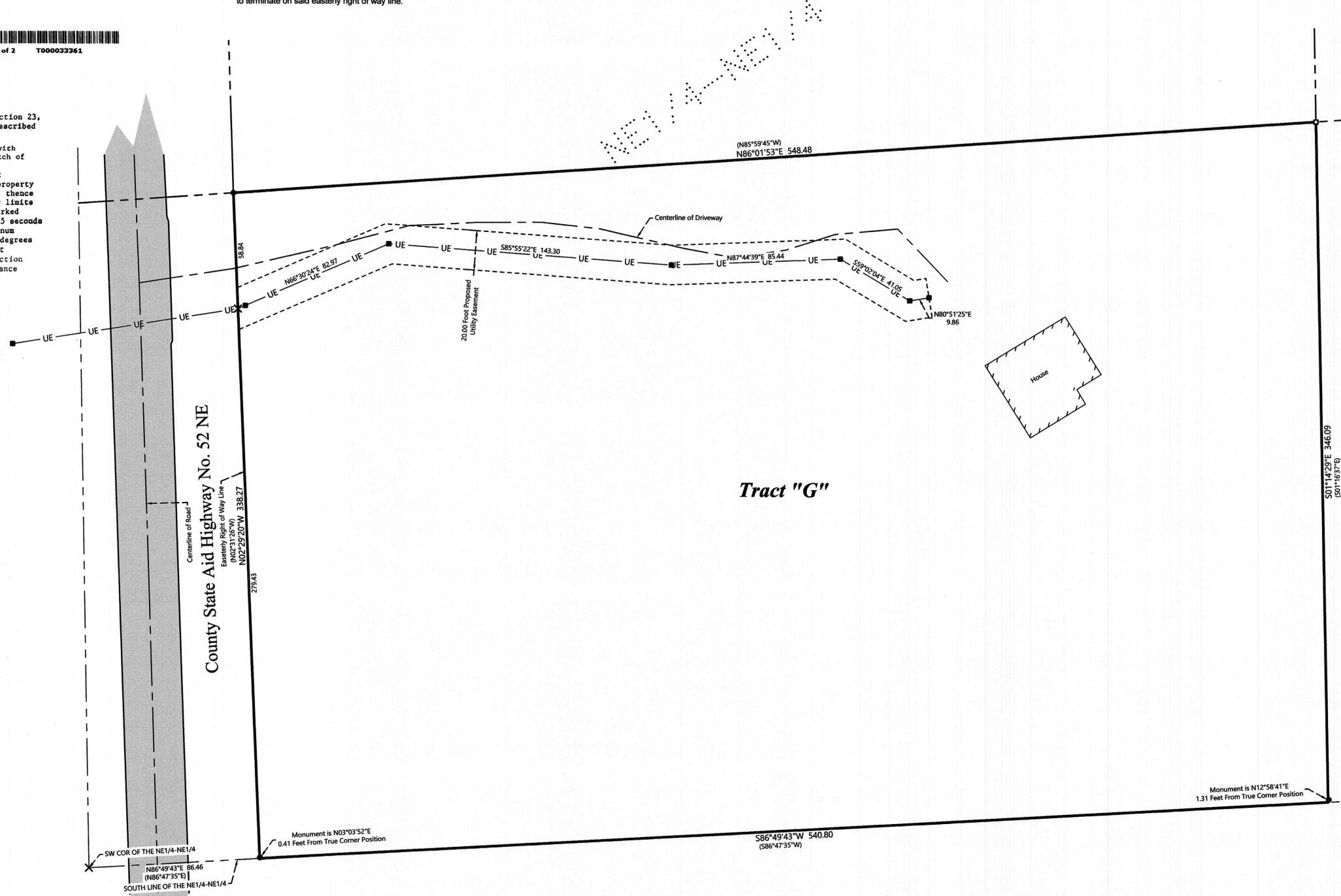
Proposed Utility Easement
A 20.00 foot wide utility easement over, under and across, that part of the Northeast Quarter of the Northeast Quarter, Section 23, Township 142 North, Range 26 West, Cass County, Minnesota, the centerline of which is described as follow: COMMENCING at the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 86 degrees 49 minutes 43 seconds East, assigned bearing, along the south line thereof, 86.46 feet, to the easterly right of way line of County State Aid Highway Number 52 NE; thence North 02 degrees 29 minutes 20 seconds West, along said easterly right of way line, 279.43 feet, to the Point of Beginning of the centerline to be herein described; thence North 66 degrees 30 minutes 24 seconds East 82.97 feet; thence South 85 degrees 55 minutes 22 seconds East 143.30 feet; thence North 87 degrees 44 minutes 39 seconds East 85.44 feet; thence South 59 degrees 02 minutes 04 seconds East 41.05 feet; thence North 80 degrees 51 minutes 25 seconds East 9.86 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said easterly right of way line.

LEGEND

- DENOTES MONUMENT FOUND
- DENOTES FOUND LATH
- DENOTES SET LATH
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES PROPOSED BURIED ELECTRIC CABLE



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



NOTES:

- Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 39-023-1103.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.

REVISIONS:	NO.	DATE	DESCRIPTION

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

TERRY L. GREENMAN
LIC. NO. 21877
10/9/21

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

CERTIFICATE OF SURVEY
Bryan Ellis
25722 187th St NW
Big Lake, MN 55309

JOB NO. 21-323
DATE: 10-01-2021

SHEET NO.
1 OF 1