

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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34-005-3100

No. 34-005-3100 is a portion of the original plat of the Cass County, Minnesota, and is hereby re-recorded as follows:

M.N. Plat No. 11-5-2022

CASS COUNTY RECORDER

RECORDED ON 5/16/2022 1:30:08 PM

REC.FEES: 46.80

PAID: 5.00

CASS COUNTY RECORDER

BY: J.E. NEP T&E: 181320

RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording date)

MINNESOTA Uniform Conveyancing Blanks Form 10.1.1 (2019)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: \$287.10 DATE: May 13, 2022

FOR VALUABLE CONSIDERATION, Christopher M. Matison, a single person, ("Grantor"), hereby conveys and warrants to Robert Sandquist and Ashley Sandquist, ("Grantees"), as

(Grant only one box) Tenants in Common (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantee as tenants in common.)

Legal description attached hereto and made a part hereof marked Exhibit "A".

Check here if all or part of the described real property is Registered (Tenants)

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: None, except as noted in the above or attached legal description.

Check applicable box:

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EXHIBIT "A"

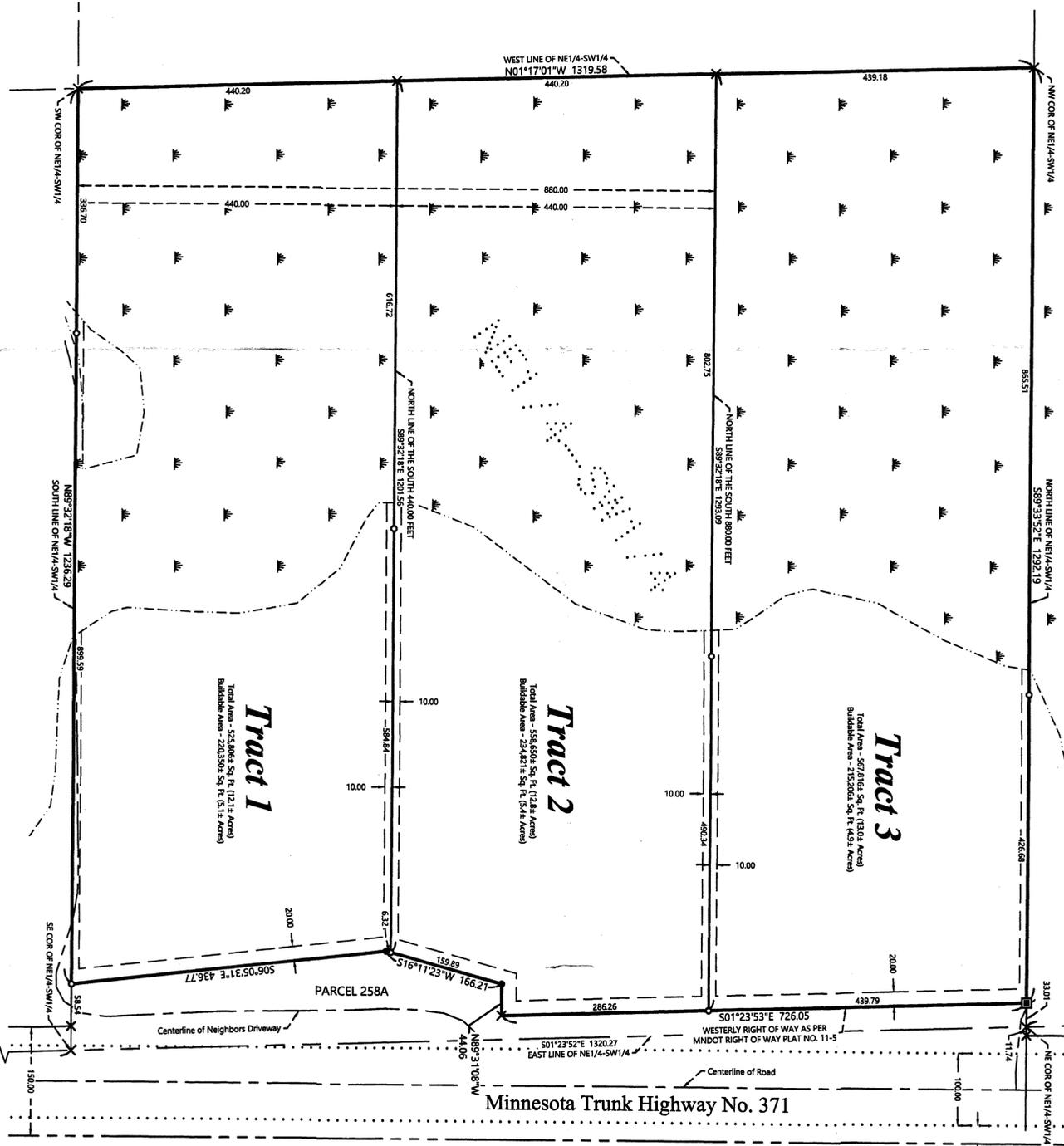
The Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4), Section Five (5), Township One Hundred Thirty-nine (139), North, Range Thirty (30) West, Cass County, Minnesota.

EXCEPTING THEREFROM that part shown as Parcel 258A on the plat designated as Minnesota Department of Transportation right of way Plat Numbered 11-5 on the and of record in the office of the County Recorder in and for Cass County, Minnesota.

Abstract Property

PROPOSED DESCRIPTIONS:

- Tract 1**
That part of the South 440.00 feet of the Northeast Quarter of the Southwest Quarter, Section 05, Township 139 North, Range 30 West, Cass County, lying west of the westerly right of way line as designated in the Minnesota Department of Transportation right of way plat 11-5. SUBJECT to easements, restrictions, and reservations of record.
- Tract 2**
That part of the North 440.00 feet of the South 880.00 feet of the Northeast Quarter of the Southwest Quarter, Section 05, Township 139 North, Range 30 West, Cass County, lying west of the westerly right of way line as designated in the Minnesota Department of Transportation right of way plat 11-5. SUBJECT to easements, restrictions, and reservations of record.
- Tract 3**
That part of the Northeast Quarter of the Southwest Quarter, Section 05, Township 139 North, Range 30 West, Cass County, lying north of the South 880.00 feet thereof and west of the westerly right of way line as designated in the Minnesota Department of Transportation right of way plat 11-5. SUBJECT to easements, restrictions, and reservations of record.



LEGEND

- DENOTES IRON MONUMENT NO. 4146
- DENOTES FOUND 3 INCH MANDOT SQUARE RIGHT OF WAY MONUMENT
- DENOTES FOUND 1 1/2 INCH IRON MONUMENT
- ⊙ DENOTES CALCULATED POSITION
- ✕ DENOTES WETLANDS

OPERATION OF THIS BEARING SYSTEM IS BASED ON THE NAD 83 DATUM WITH SYSTEM CASS COUNTY, NORTH ZONE (DAT 1 AD).

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 34-005-3100.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn from County National Wetland Inventory maps.
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.

CERTIFICATE OF SURVEY

Robert Sandquist
15322 6th Ave
Kimball, MN 55353



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 9/1/22 LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

JOB NO. 22-170
DATE 9-14-2022
SHEET NO. 1 OF 1