

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 22, TOWNSHIP 140 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Form No. 246 - WARRANTY DEED Minnesota Uniform Conveyance Blanks (1/17) Micro-Copy Dr. University

42-022-1100

No delinquent taxes and transfer entered; Certificate of Real Estate Value (X) filed () not required
Certificate of Real Estate Value No. _____
Date: July 8, 1991

Sharon K. Anderson
County Auditor

by _____ Deputy

STATE DEED TAX DUE HEREON: \$ 66.00
Date: July 8, 1991

(reserved for recording data)

OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 12 day of July A.D. 19 91 at 11:25 o'clock A.M. and was duly recorded as Micro Doc. No. 330203
Terry L. Freeman
COUNTY RECORDER

FOR VALUABLE CONSIDERATION, Gary M. Scherer and Carolyn S. Scherer, husband and wife, Grantor(s), hereby convey (s) and warrant (s) to Johnson Telephone Company, Corporation, Grantee, real property in Cass County, Minnesota, described as follows:
The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), Section Twenty-two (22), Township One Hundred Forty (140), Range Twenty-six (26).
Seller does not know of any wells located on the above described real property.

PROPOSED DESCRIPTION:

Johnson Telephone Tract

That part of the Northeast Quarter of the Northeast Quarter, Section 22, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 26 minutes 07 seconds West, assigned bearing, along the north line thereof, 288.12 feet to the Point of Beginning of the tract to be herein described; thence North 89 degrees 26 minutes 07 seconds East, along said north line, 113.10 feet; thence South 00 degree 48 minutes 43 seconds West, along the westerly right-of-way line of T.H. No. 6, a distance of 33.01 feet; thence South 44 degrees 53 minutes 06 seconds East, along said westerly right-of-way line, 139.69 feet; thence South 00 degrees 48 minutes 44 seconds West, along said westerly right-of-way line, 416.99 feet; thence South 89 degrees 27 minutes 25 seconds West 213.10 feet to the intersection with a line bearing South 00 degrees 48 minutes 43 seconds West from the point of beginning; thence North 00 degrees 48 minutes 43 seconds East 549.89 feet to the point of beginning.

Subject to South Thunder Lake Drive NE over the North 33.00 feet thereof.

Remainder Tract

That part of the Northeast Quarter of the Northeast Quarter, Section 22, Township 140 North, Range 26 West, Cass County, Minnesota, described as follows: COMMENCING at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 26 minutes 07 seconds West, assigned bearing, along the north line thereof, 288.12 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 48 minutes 43 seconds West 549.89 feet; thence North 89 degrees 27 minutes 25 seconds East 213.10 feet to the westerly right-of-way line of T.H. No. 6; thence South 00 degrees 48 minutes 44 seconds West, along said right-of-way line, 773.05 feet, to the south line of said Northeast Quarter of the Northeast Quarter; thence South 89 degrees 12 minutes 23 seconds West, along said south line, 1266.10 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 01 degree 38 minutes 12 seconds East, along the west line of said Northeast Quarter of the Northeast Quarter, 1328.68 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 26 minutes 07 seconds East, along said north line, 1033.74 feet to the point of beginning.

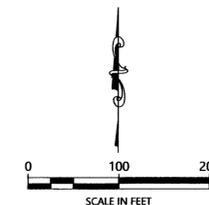
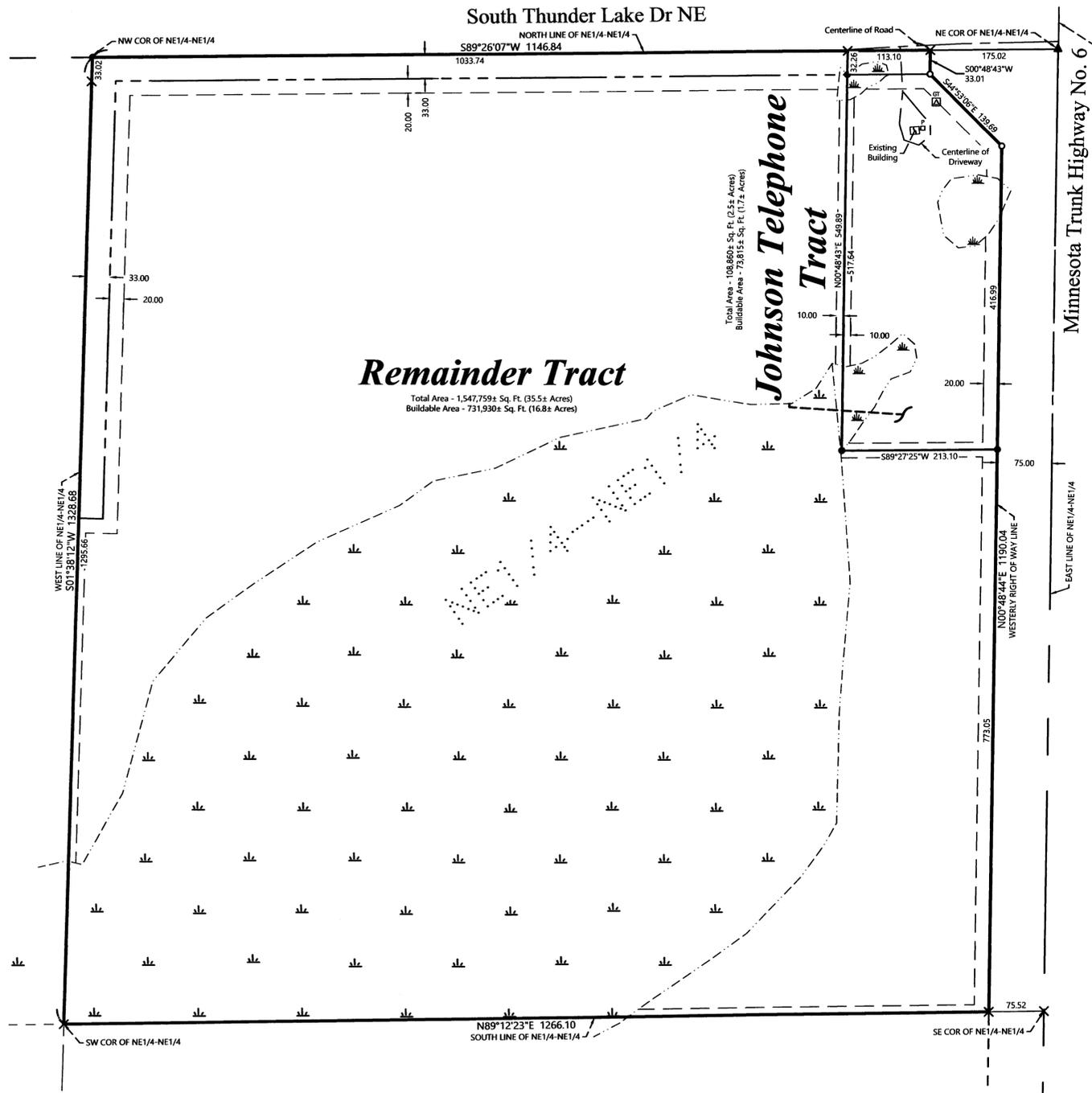
Subject to South Thunder Lake Drive NE.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND SPIKE
- × DENOTES CALCULATED POSITION
- ⊞ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊞ DENOTES DELINEATED WETLAND(S)
- ⊞ DENOTES NON-DELINEATED WETLAND(S)

NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 42-022-1100.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown on "Johnson Telephone Tract" delineated by Patrick Reardon, Wetland Certification No. 1295, on October 2022. Wetlands as shown on "Remainder Tract" drawn in from National Wetland Inventory maps on County Website.
- 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.).

REVISIONS:	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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
10/28/2022
LIC. NO. 21367



CERTIFICATE OF SURVEY
Johnson Telephone Company
P.O. Box 39
Remer, MN 56672

JOB NO. 22-220
DATE: 10-28-2022

SHEET NO.
1 OF 1