CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 32, TOWNSHIP 142 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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PID # 45-132-1302

No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X)Not required ( )Not required
MAY 05 2015
Diane K Andersen
County Auditor
By PRK Deputy
Deputy Clerk/Assessor
(X) Received ( ) Not Received

A000611465
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
5/5/2015 12:42:43 PM
REC FEES: 96.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 122560
RECORDED ELECTRONICALLY

e-Well Cert. verified on 05/05/2015 By SR

(Top 3 inches reserved for recording data)

TRUSTEE'S DEED by Individual Trustee — Minnesota Uniform Conveyancing Blanks Form 10.4.1 (2013)

eCRV number: 342461

DEED TAX DUE: $263.67 DATE: May 04, 2015 (month/day/year)

FOR VALUABLE CONSIDERATION, Donna J. Dvoracek, as Trustee of Donna J. Dvoracek Revocable Trust ("Grantor (s)"), hereby conveys and quitclaims to Thomas B. Rogers ("Grantee(s)"), real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW¼ of SW¼ of NE¼), Section Thirty-two (32), Township One Hundred Forty-two (142), Range Thirty (30), more fully described as: Starting from the Southwest corner of the Northeast Quarter, said Section 32, Township 142, Range 30; run 23 rods North; thence 14 rods East; thence 23 rods South, more or less, to the South line; thence Westerly along said South line to the point of beginning.

AND

The East 150.00 feet of the West 381.00 feet of the South 759.00 feet of the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Thirty-two (32), Township One Hundred Forty-two (142), Range Thirty (30).

AND

That part of the Southwest Quarter of the Northeast Quarter (SW¼ of NE¼), Section Thirty-two (32), Township One Hundred Forty-two (142), Range Thirty (30), described as follows: Commencing at the Southwest corner of the Northeast Quarter; thence North upon the Quarter line 23 rods to the point of beginning, thence East 14 rods; thence North 20 feet; thence West 14 rods, more or less, to the said Quarter line; thence South 20 feet, more or less, upon said Quarter line to the point of beginning.

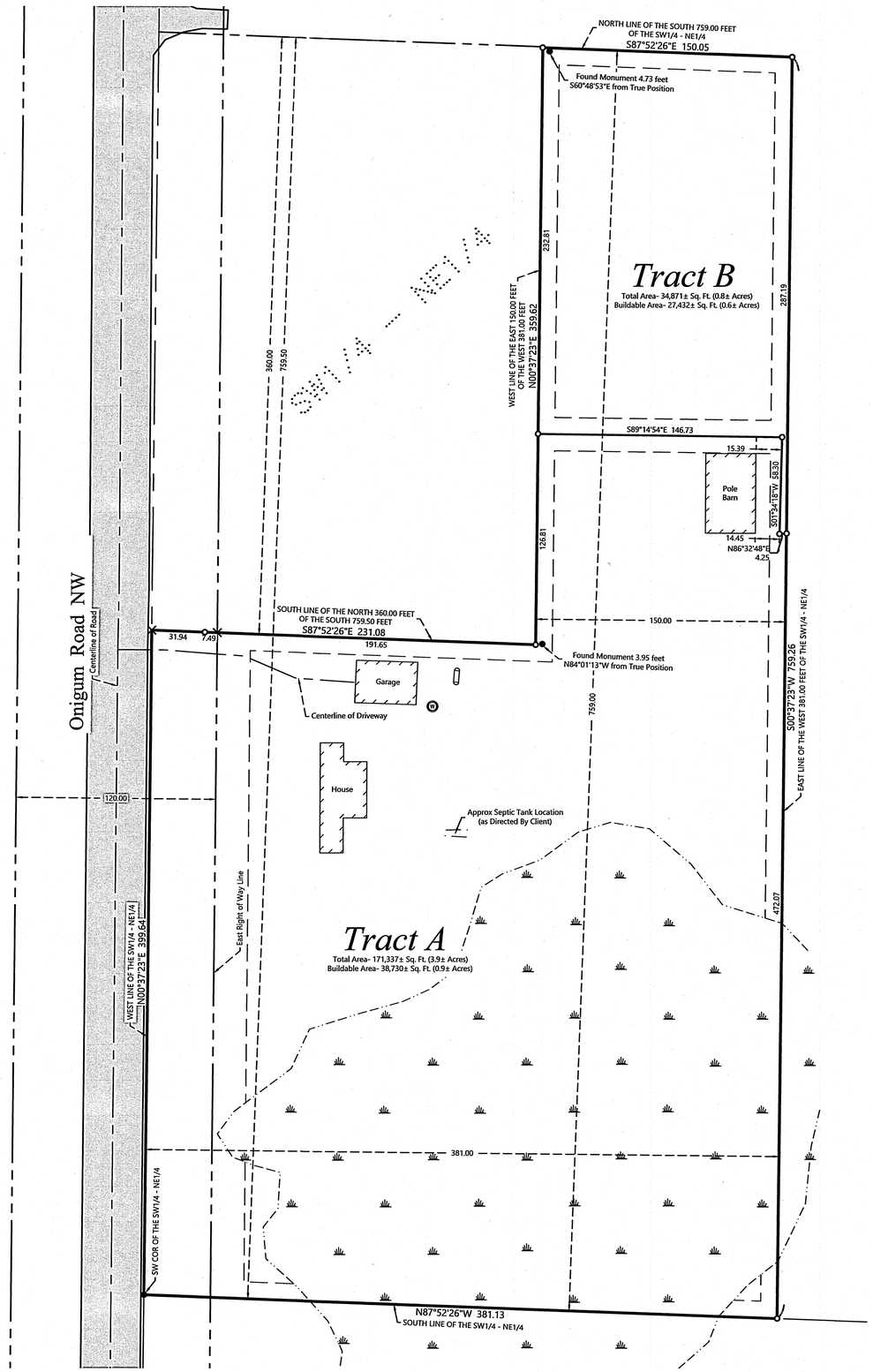
Cass County, Minnesota

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING

0 40 80
SCALE IN FEET

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



PROPOSED DESCRIPTION:

Tract A
That part of the Southwest Quarter of the Northeast Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Northeast Quarter, thence North 00 degrees 37 minutes 23 seconds East, assigned bearing, along the west line thereof, 399.64 feet to the south line of the North 360.00 feet of the South 759.50 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 52 minutes 26 seconds East, along said south line, 231.08 feet to the west line of the East 150.00 feet of the West 381.00 feet said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 37 seconds 23 seconds East, along last said west line, 126.81 feet; thence South 89 degrees 14 minutes 54 seconds East 146.73 feet; thence South 01 degrees 34 minutes 18 seconds West 58.30 feet; thence North 86 degrees 32 minutes 48 seconds East 4.25 feet to the east line of the West 381.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 37 minutes 23 seconds West, along last said east line, 472.07 feet to the south line of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 52 minutes 26 seconds West, along last said south line, 381.13 feet to the point of beginning.
SUBJECT to Onigum Road NW
SUBJECT to easements, restrictions, and reservations of record.

Tract B
That part of the Southwest Quarter of the Northeast Quarter, Section 32, Township 142 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter, thence North 00 degrees 37 minutes 23 seconds East, assigned bearing, along the west line thereof, 399.64 feet to the south line of the North 360.00 feet of the South 759.50 feet of said Southwest Quarter of the Northeast Quarter; thence South 87 degrees 52 minutes 26 seconds East, along said south line, 231.08 feet to the west line of the East 150.00 feet of the West 381.00 feet said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 37 seconds 23 seconds East, along last said west line, 126.81 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 14 minutes 54 seconds East 146.73 feet; thence South 01 degrees 34 minutes 18 seconds West 58.30 feet; thence North 86 degrees 32 minutes 48 seconds East 4.25 feet to the east line of the West 381.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 37 minutes 23 seconds East, along last said east line, 287.19 feet to the north line of the South 759.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 87 degrees 52 minutes 26 seconds West, along said north line, 150.05 feet to said west line of the East 150.00 feet of the West 381.00 feet; thence South 00 degrees 37 minutes 23 seconds West, along last said east line, 232.81 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
Subject Tract is non-compliant on its own and must be attached to an adjoining tract.

NOTES:

1. Zoning for subject tract = Rural Residential 2.5.
2. Parcel ID for subject tract = 45-132-1302.
3. 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, on November 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
1.	2-9-2023	Revise Description		GAY

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 2/9/23
TERRY L FREEMAN LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1356, Fax: 218-547-2272
web: www.nandcusa.com

CERTIFICATE OF SURVEY
David McArthur
36767 220th Ave
Ogema, MN 56569

JOB NO. 20-022
DATE: 10-21-2020

SHEET NO.
1 OF 1