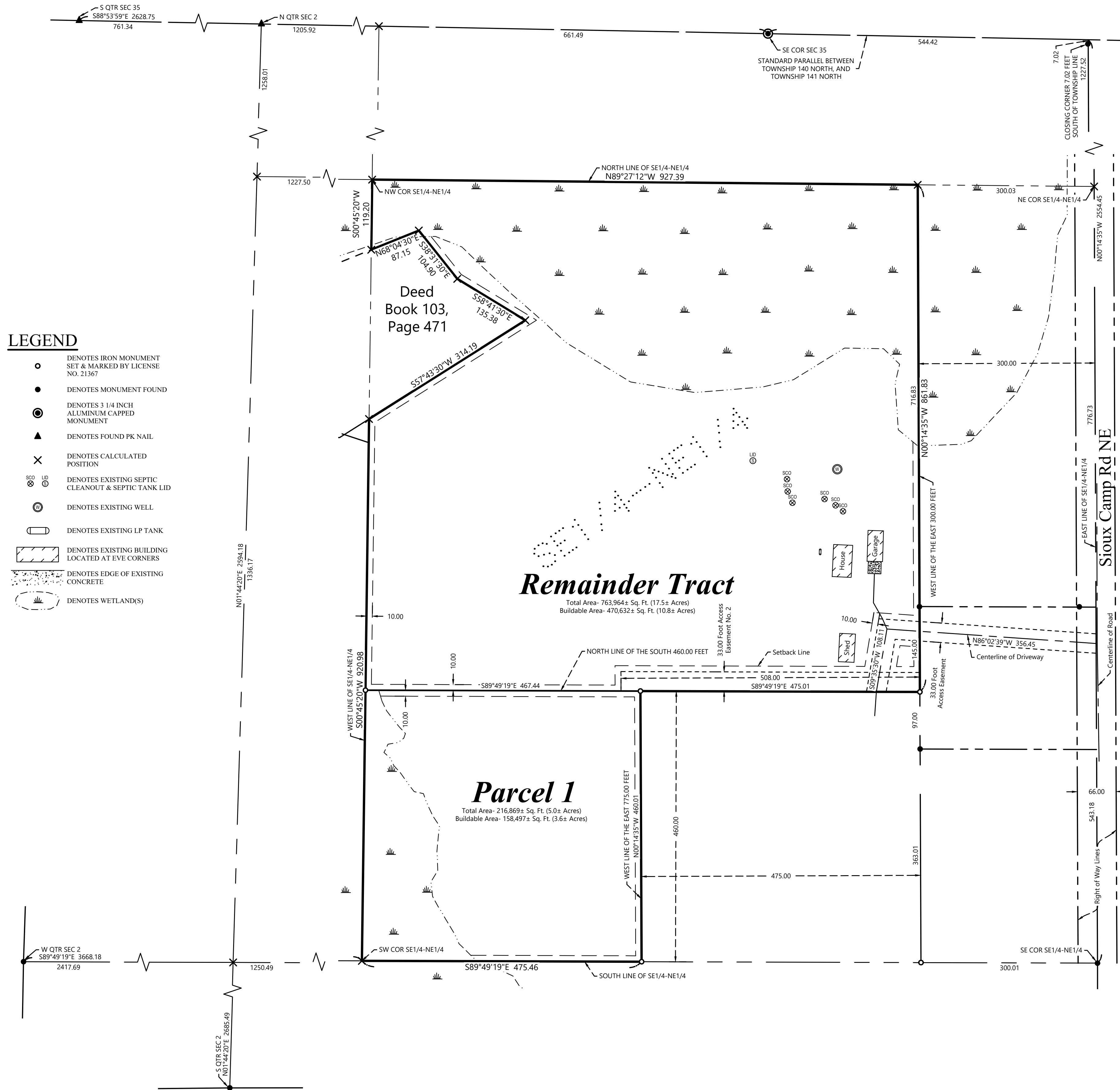


# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 2, TOWNSHIP 140 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA



## EXISTING DESCRIPTION:

46-002-1403  
No delinquent taxes and transfer entered:  
Certificate of Real Estate Value  
( ) filed (X) not required  
March 13, 2012  
Sharon K. Anderson  
County Auditor  
by: \_\_\_\_\_ Deputy



8 0 3 4 0 3  
TX:4023881  
**A000578616**  
**OFFICE OF COUNTY RECORDER**  
**CASS COUNTY MINNESOTA**  
**CERTIFIED, FILED, AND/OR**  
**RECORDED ON**  
**03/13/2012 11:54:40 AM**  
**AS DOC #: A000578616**  
**PAGES: 3 REC FEES: 46.00**  
**KATHRYN M. NORBY**  
**COUNTY RECORDER**

WARRANTY DEED  
Individual(s) to Individual(s)

DEED TAX DUE: \$ 1.65  
Total consideration is less than \$500

DATE: 3-9-12

FOR VALUABLE CONSIDERATION, Theodora A Johnson, single, ("Grantor"), hereby conveys and warrants to Barbara Johnson, single, and Theodora A. Johnson, single, as joint tenants, ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The Southeast Quarter of the Northeast Quarter (SE1/4 of NE1/4) less the East 300 feet thereof and also less any portion previously conveyed to Wabedo Township or Cass County for gravel pit in Section 2, Township 140, Range 28

## PROPOSED DESCRIPTIONS:

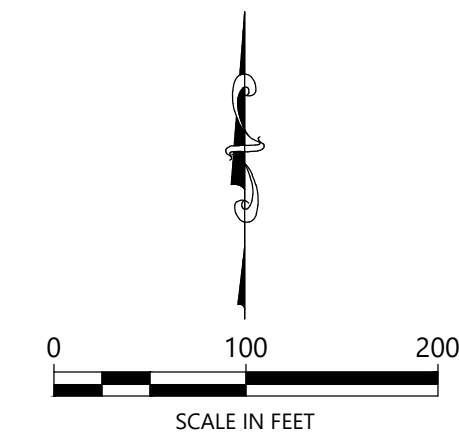
**Parcel 1**  
That part of the South 460.00 feet of the Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 West, Cass County, Minnesota lying west of the East 775.00 feet thereof. SUBJECT to easement, restrictions, and reservations of record. TOGETHER with 33.00 Foot Access Easement. TOGETHER with 33.00 Foot Access Easement No. 2.

**Remainder Tract**  
The Southeast Quarter of the Northeast Quarter, Section 2, Township 140 North, Range 28 North, Cass County, Minnesota, Less the East 300.00 feet. AND LESS parcel described in Deed in Book 103, Page 471. AND LESS the South 460.00 feet of the Southeast Quarter of the Northeast Quarter, said Section 2. SUBJECT to easements, restrictions and reservations of record. SUBJECT to and TOGETHER with Access Easement.

**33.00 Foot Access Easement No. 2**  
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the North 33.00 feet of the South 493.00 feet of the West 508.00 feet of the East 808.00 feet, Section 2, Township 140 North, Range 28 West, Cass County, Minnesota.

## NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 46-002-1403.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. The "No Wetlands Letter" dated July 21, 2021 was done by Patrick Reardon, Wetland Certification No. 1295. Wetlands as shown on Remainder Tract taken from County National Wetland Inventory maps.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, on 05-11-2023.
- 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.
- Boundary lines as shown around gravel pit in the northwest corner of subject property as shown were drawn in from Deed in Book 103, Page 471 recorded at Cass County Recorders Office.
- 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.).

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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|     |      |             |    |

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  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Nick Johnson  
6060 State Hwy 84  
Longville, MN 56655

JOB NO. 23-072  
DATE: 05-17-2023  
SHEET NO.  
1 OF 1