

CERTIFICATE OF SURVEY

PART OF AUDITORS PLAT OF GOV'T LOT 5, LOTS 8 & 9,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 1 of 2 A000617046



A000617046
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
11/6/2015 8:17:19 AM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 126968
RECORDED ELECTRONICALLY

PID # 96-375-0081
No delinquent taxes and transfer taxes; Certificate of Real Estate Value
(X) Filed () Not required
NOVEMBER 06 2015
Sharon K. Anderson
EA County Auditor Deputy
Supra District
(X) Flashed () Not Flashed

- ### LEGEND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - X DENOTES CALCULATED POSITION
 - ⊙ DENOTES EXISTING SANITARY SEWER MANHOLE
 - Z# DENOTES EXISTING WATER VALVE
 - ⊕ DENOTES EXISTING CORPORATION STOP
 - DENOTES EXISTING SANITARY SEWER MAIN
 - DENOTES EXISTING BURIED WATER MAIN
 - ▭ DENOTES EXISTING BUILDING
 - ⊖ DENOTES WETLAND(S)



(Top 3 inches reserved for recording data)
WARRANTY DEED
Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2013)

eCRV number: 430467
DEED TAX DUE: \$197.67 DATE: November 05, 2015
(month/day/year)

FOR VALUABLE CONSIDERATION, Warren O. Nelson, a single person ("Grantor(s)"), hereby convey(s) and warrant (s) to Charles C. Emery ("Grantee(s)"), real property in Cass County, Minnesota, legally described as follows:

That part of Lots Eight (8) and Nine (9), Auditors Plat of Gov't. Lot 5, Sec. 22, Twp. 142 N., Rge. 31 W., lying between two highways or Easterly of Old Highway No. 19.

Cass County, Minnesota
Check here if all or part of the described real property is Registered (Torrens)

PROPOSED DESCRIPTIONS:

EAST TRACT
Those parts of Lots 8 and 9, AUDITORS PLAT OF GOV'T LOT 5, Section 22, Township 142 North, Range 31 West Cass County, Minnesota, described as follows: Beginning at southeast corner of said Lot 8; thence South 88 degrees 15 minutes 03 seconds West assigned bearing along the south line thereof, 171.03 feet; thence North 04 degrees 20 minutes 39 seconds East 170.64 feet, to the north line of said Lot 9; thence North 87 degrees 22 minutes 45 seconds East, along said north line 153.05 feet to the northeast corner of said Lot 9; thence South 01 degree 42 minutes 39 seconds East, along the east line of said Lots 8 and 9, for a distance of 172.00 feet to the point of beginning.
SUBJECT to Trunk Highway No. 34 right of way
SUBJECT to (see Utility Easement).
TOGETHER with (see Driveway Easement).

WEST TRACT
Those parts of Lots 8 and 9, AUDITORS PLAT OF GOV'T LOT 5, Section 22, Township 142 North, Range 31 West Cass County, Minnesota, described as follows: Commencing at southeast corner of said Lot 8; thence South 88 degrees 15 minutes 03 seconds West assigned bearing along the south line thereof, 171.03 feet to the Point of Beginning of the Tract to be herein described; thence North 04 degrees 20 minutes 39 seconds East 170.64 feet, to the north line of said Lot 9; thence South 87 degrees 22 minutes 45 seconds West, along said north line 153.05 feet to the centerline of Lake May Road; thence South 10 degrees 25 minutes 40 seconds West, along said centerline, 171.20 feet, to said south line of said 8; thence North 88 degrees 15 minutes 03 seconds East, along said south line, 171.03 feet to the point of beginning.
SUBJECT to Lake May Road right of way
SUBJECT to (see Utility Easement).
SUBJECT to (see Driveway Easement).

UTILITY EASEMENT
An easement for utilities over, under and across those parts of Lots 8 and 9, AUDITORS PLAT OF GOV'T LOT 5, Section 22, Township 142 North, Range 31 West Cass County, Minnesota, 30.00 feet in width, which lies 10.00 feet northerly and 20.00 feet southerly of the following described line: Commencing at intersection of the south line of said Lot 8 with the centerline of Lake May Road; thence North 10 degrees 25 minutes 40 seconds East, along said centerline, 67.31 feet to the Point of Beginning of the line to be herein described; thence South 82 degrees 29 minutes 55 seconds East 262.75 feet to the westerly right of way line of Trunk Highway No. 34 and said line there terminating. The sidelines shall be prolonged or shortened to terminate on said westerly right of way line.

DRIVEWAY EASEMENT
An easement for ingress and egress over, under and across that part of Lot 8, AUDITORS PLAT OF GOV'T LOT 5, Section 22, Township 142 North, Range 31 West Cass County, Minnesota, 10.00 feet in width, the southerly line of which is described as follows: Commencing at the southeast corner of said Lot 8; thence South 88 degrees 15 minutes 03 seconds West assigned bearing along the south line thereof, 171.03 feet; thence North 04 degrees 20 minutes 39 seconds East 170.64 feet to the Point of Beginning of the southerly line to be herein described; thence North 82 degrees 29 minutes 55 seconds West 165.31 feet to the centerline of Lake May Road and said south line there terminating. The north line shall be prolonged or shortened to terminate on a line that bears North 04 degrees 20 minutes 39 seconds East from the point of beginning.

NOTES:

- Zoning for subject tract = City of Walker Zoning, Transitional Commercial (TC).
- Parcel ID for subject tract = 96-375-0081.
- 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.

NO.	DATE	DESCRIPTION

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
7/22/22
LIC. NO. 21367

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1286
Web: www.nrecus.com

CERTIFICATE OF SURVEY
Charles Emery
10930 Orchard Circle N.
Champlin, MN 55316

JOB NO. 22-082
DATE: 7-22-2022
SHEET NO. 1 OF 1