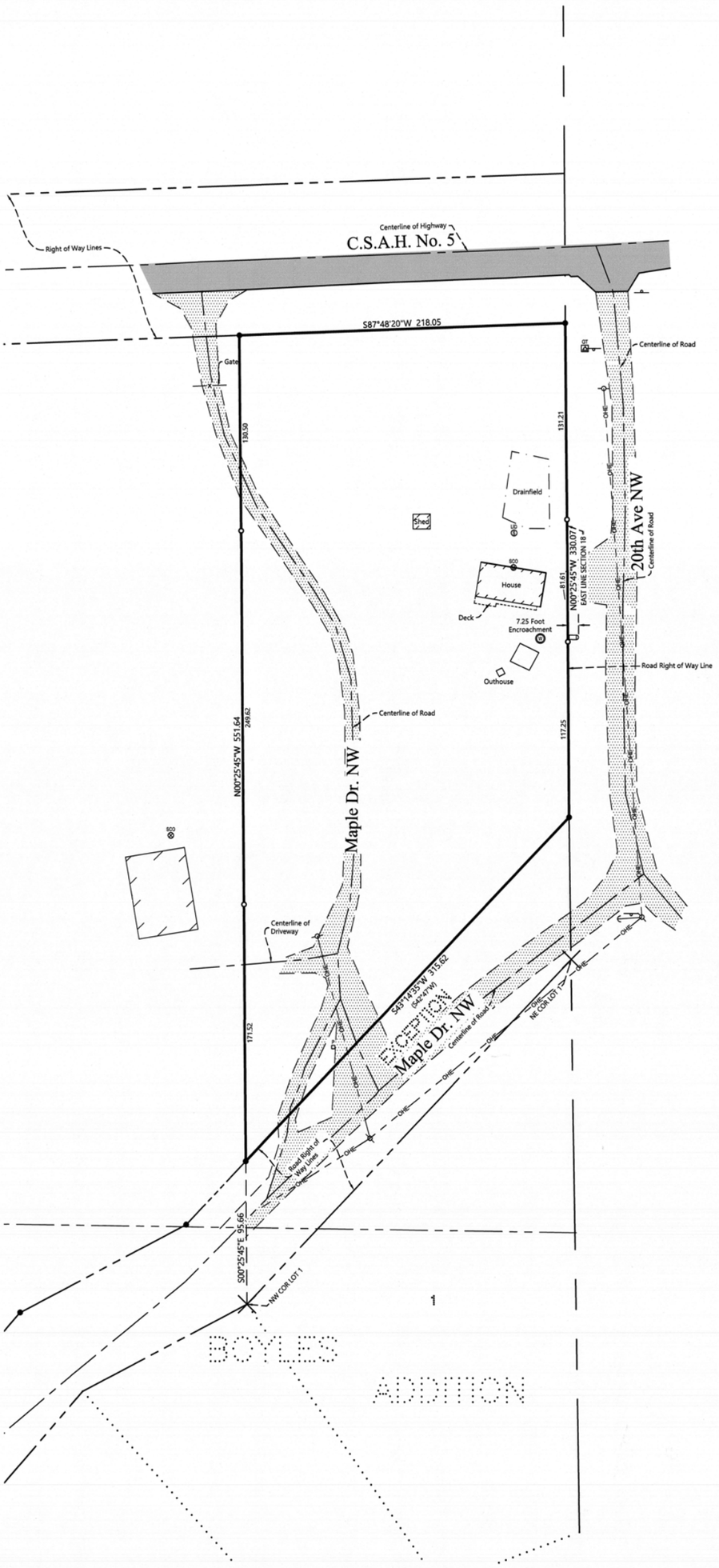
CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 18, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

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51-018-4103
No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Filed ( )not required
MAY 27 2022
Cass County MN Auditor-Treasurer
By JL Deputy
Equity Disclosure
( ) Not Required ( ) Received ( ) Not Received

A000684603
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
5/27/2022 3:02:25 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 181644
RECORDED ELECTRONICALLY

E-CRV No. 1411203
DEED TAX DUE: **$666.60**
Date: **May 27, 2022**

Form No. 1-M-WARRANTY DEED
Individual(s) to Individual(s)

FOR VALUABLE CONSIDERATION, **Justin C. Remer and Brooke M. Remer, f/k/a Brooke M. Piepenburg, husband and wife** Grantor, hereby conveys and warrants to **Stephen John Zuccaro** Grantee, real property in **Cass** County, Minnesota, described as follows:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter (NE¼ of SE¼), Section Eighteen (18), Township One Hundred Forty (140), Range Twenty-nine (29), described as follows: Commencing at the Northwest corner of Lot 1, Block 1, Plat of Boyle's Addition, in said Section 18, Township 140, Range 29, and thence in a Northerly direction parallel with the East line of said Section to the point where said line intersects the Southerly right of way line of Cass County Highway No. 5; thence in an Easterly direction along the Southerly right of way line of Cass County Highway No. 5 to the intersection with the East line of said Section 18; thence in a Southerly direction along the East line of said Section 18 to the Northeast corner of said Lot 1, Plat of Boyle's Addition; thence in a Southwesterly direction along the Northerly boundary line of said Lot 1, Plat of Boyle's Addition, to the point of beginning; EXCEPTING THEREFROM that portion of the above described property which is platted and dedicated to the public as Maple Road in said Plat of Boyle's Addition.

Cass County, Minnesota

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING FENCE LINE
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING SIGN(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES OVERHEAD ELECTRIC LINE

0 40 80
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Shoreline Residential.
2. Parcel ID for subject tract = 51-018-4103.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.

SHEET NO. 1 OF 1
JOB NO. 22-133
DATE: 07-20-2022

CERTIFICATE OF SURVEY
Steve Zuccaro
3739 20th Ave NW
Hackensack, MN 56452

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
web: www.neciusa.com

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 7/20/22
LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY