

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,
SECTION 17, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

REMAINDER TRACT

That part of Government Lot 3, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: Beginning at the Southwest corner of said Government Lot 3; thence on an assumed bearing of North along the west line thereof 627.11 feet; thence South 56 degrees 23 minutes 34 seconds East 718.20 feet; thence North 13 degrees 59 minutes 33 seconds East 353.86 feet; thence South 88 degrees 12 minutes 00 seconds East 505.77 feet; thence North 81 degrees 15 minutes 00 seconds East 146.38 feet to the East line of said Government Lot 3; thence South 0 degrees 07 minutes 31 seconds West along said east line 599.43 feet to the Southeast corner of said Government Lot 3; thence North 89 degrees 08 minutes 08 seconds West along the south line of said Government Lot 3 a distance of 1332.76 feet the point of beginning.

HARMONY ROAD EASEMENT

An easement for ingress and egress over and across that part of Government Lot 2, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the southeast corner of said Government Lot 2; thence North 89 degrees 07 minutes 55 seconds West, assumed bearing along the south line thereof 66.00 feet to the westerly right-of-way of Harmony Drive as dedicated in ZUBKE'S ADDITION, plat of record, said County; thence North 0 degrees 15 minutes 00 seconds East along said right-of-way 438.04 feet; thence North 34 degrees 03 minutes 00 seconds West along said right-of-way 524.10 feet; thence South 74 degrees 05 minutes 00 seconds West along the southerly right-of-way line of said Harmony Drive 247.46 feet; thence South 69 degrees 59 minutes 00 seconds West along said southerly right-of-way line 367.33 feet; thence South 81 degrees 15 minutes 00 seconds West along said southerly right-of-way line 52.22 feet to the point of beginning of the centerline to be herein described; thence South 51 degrees 15 minutes 01 seconds East 207.57 feet; thence southeasterly 282.77 feet along a tangential curve concave to the northeast, having a radius of 350.00 feet and a central angle of 46 degrees 17 minutes 26 seconds; thence North 82 degrees 27 minutes 32 seconds East, tangent to said curve 326.98 feet; thence southeasterly 203.67 feet along a tangential curve concave to the southwest, having a radius of 186.00 feet and a central angle of 62 degrees 44 minutes 15 seconds to said westerly right-of-way line and said centerline there terminating. The sidelines of said 66.00 foot wide easement shall be prolonged or shortened to terminate on said southerly right-of-way line and said westerly right-of-way line.

Cass County, Minnesota

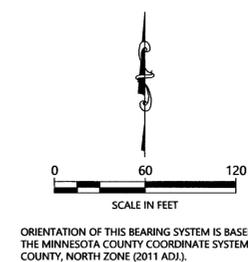
PROPOSED DESCRIPTIONS:

Tract A

That part of Government Lot 3, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the southwest corner of said Government Lot 3; thence North 00 degrees 19 minutes 35 seconds East, assigned bearing, along the west line thereof, 627.11 feet; thence South 56 degrees 03 minutes 59 seconds East 718.20 feet; thence South 14 degrees 19 minutes 08 seconds East 527.42 feet; thence North 02 degrees 07 minutes 33 seconds East 458.57 feet to the southerly easement line as described in Document Number A000657537; thence South 87 degrees 52 minutes 27 seconds East, along said southerly easement line, 75.77 feet; thence North 81 degrees 34 minutes 38 seconds East, along said southerly easement line, 146.38 feet to the east line of said Government Lot 3; thence South 00 degrees 27 minutes 06 seconds West, along said east line, 599.43 feet to the southeast corner of said Government Lot 3; thence North 88 degrees 48 minutes 33 seconds West, along the south line of said Government Lot 3, 1332.76 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

Tract B

That part of Government Lot 3, Section 17, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Government Lot 3; thence North 00 degrees 19 minutes 35 seconds East, assigned bearing, along the west line thereof, 627.11 feet; thence South 56 degrees 03 minutes 59 seconds East 718.20 feet to the Point of Beginning of the tract to be herein described; thence South 14 degrees 19 minutes 08 seconds East 527.42 feet; thence North 02 degrees 07 minutes 33 seconds East 458.57 feet to the southerly easement line as described in Document Number A000657537; thence North 87 degrees 52 minutes 27 seconds West, along said southerly easement line, 430.00 feet to the intersection with a line that bears North 14 degrees 19 minutes 08 seconds East from the point of beginning; thence South 14 degrees 19 minutes 08 seconds West 353.86 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.



NOTES:

- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 20-017-2309.
- Improvements other than those shown on this certificate, may exist that were not located during this survey. A "No Wetlands Letter" dated November 1, 2022 for s"Tract B" done by Patrick Reardon, Wetland Certificate No. 1295. The wetlands as shown on "Tract A" drawn using National Wetland Inventory maps on the 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.

Page 1 of 5 A000657537

20-017-3300, 20-017-3200, 20-018-2400
20-018-0001, 20-018-1105, 20-018-1104
20-017-2309

14 February 2020

TODD ACKNOWLEDGEMENT
Exempt from State Deed Tax
SANDRA NORIKANE
Cass County MN Auditor -Treasurer
by: E. Asell, Deputy

A000657537
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
2/14/2020 11:53:11 AM
AS DOC #: A000657537
PAGES: 5
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 159899

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ⊖ DENOTES WETLAND(S)

(Top 3 inches reserved for recording data)

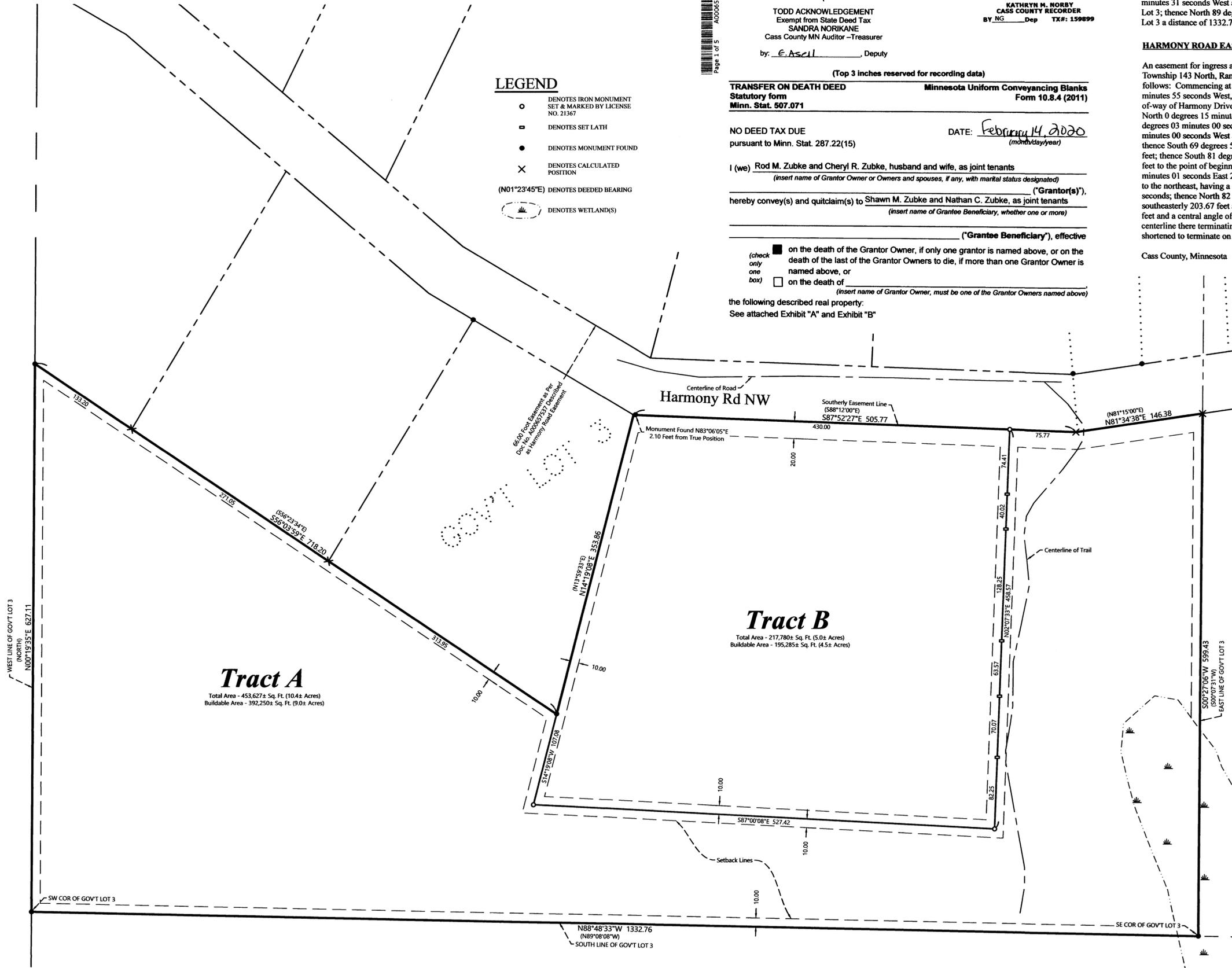
TRANSFER ON DEATH DEED Minnesota Uniform Conveyancing Blanks
Statutory form Form 10.8.4 (2011)
Minn. Stat. 507.071

NO DEED TAX DUE DATE: February 14, 2020
pursuant to Minn. Stat. 287.22(15) (month/day/year)

I (we) Rod M. Zubke and Cheryl R. Zubke, husband and wife, as joint tenants
(Insert name of Grantor Owner or Owners and spouses, if any, with marital status designated) ('Grantor(s)'),
hereby convey(s) and quitclaim(s) to Shawn M. Zubke and Nathan C. Zubke, as joint tenants
(Insert name of Grantee Beneficiary, whether one or more) ('Grantee Beneficiary'), effective

on the death of the Grantor Owner, if only one grantor is named above, or on the death of the last of the Grantor Owners to die, if more than one Grantor Owner is named above, or
 on the death of _____
(Insert name of Grantor Owner, must be one of the Grantor Owners named above)

the following described real property:
See attached Exhibit "A" and Exhibit "B"



Tract A
Total Area - 453,627± Sq. Ft. (10.42 Acres)
Buildable Area - 392,250± Sq. Ft. (9.0± Acres)

Tract B
Total Area - 217,780± Sq. Ft. (5.0± Acres)
Buildable Area - 195,285± Sq. Ft. (4.5± Acres)

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman
TERRY L. FREEMAN
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Brandon Zubke
11004 Harmony Rd NW
Laporte, MN 56461

JOB NO. 22-238
DATE: 11-02-2022

SHEET NO.
1 OF 1