

# CERTIFICATE OF SURVEY

LOT 4, BLOCK ONE, ROLLING HILLS,  
SECTION 04, TOWNSHIP 141 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

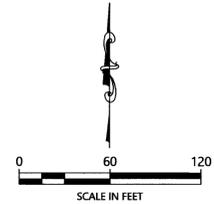
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38-356-0140  
No delinquent taxes and transfer entered; Certificate of Real Estate Value  
( ) Filed ( ) Not Required  
JUNE 7 2022  
Cass County MN Auditor-Treasurer  
By: M.J.L. Deputy  
Seals Discarded  
( ) Not Required ( ) Received ( ) Not Received

A000684858  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
6/7/2022 10:05:07 AM  
REC FEES: 96.00  
PAGES: 3  
KATHRYN M. MORBY  
CASS COUNTY RECORDER  
BY SF DEP TX#: 181860  
RECORDED ELECTRONICALLY  
eWall Cert. verified on 06/07/2022 By SF

## NOTES:

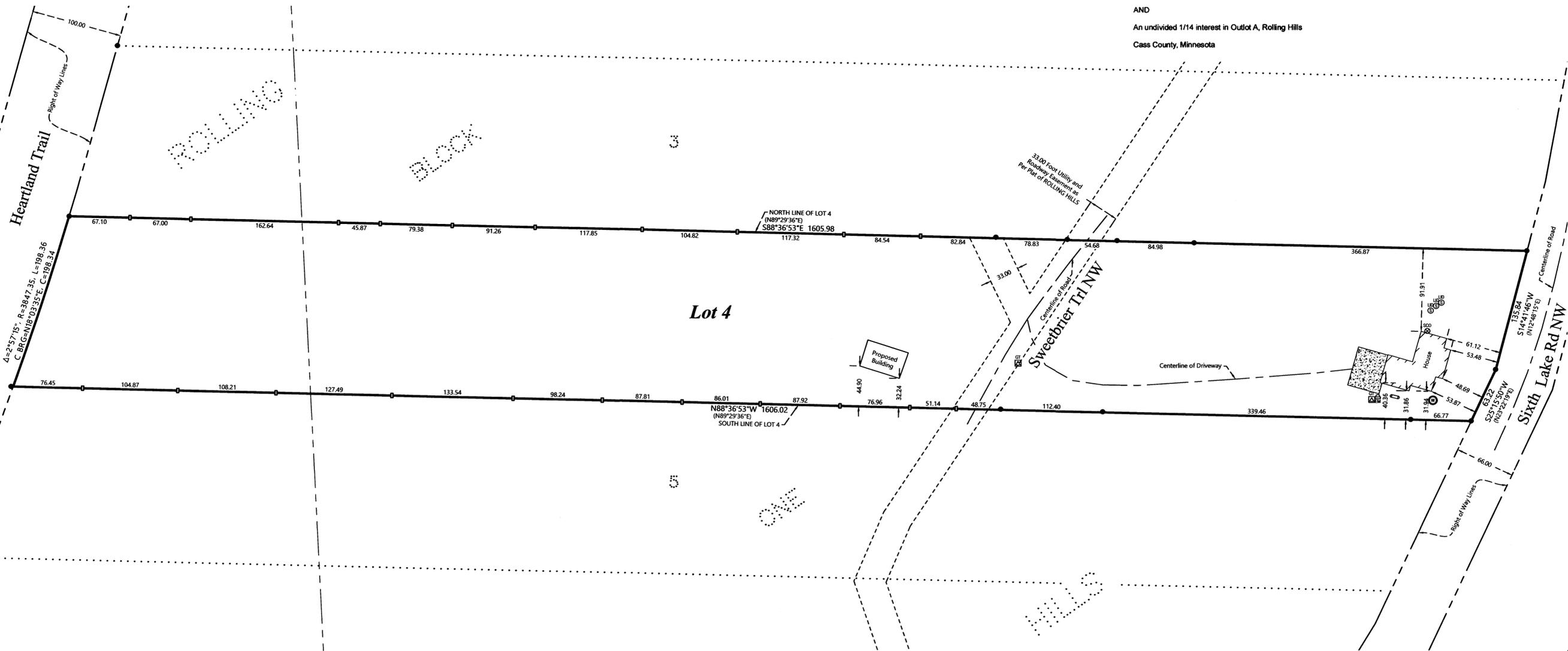
- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 38-356-0140.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the true boundary 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.



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

## LEGEND

- DENOTES MONUMENT FOUND
- DENOTES SET LATH
- (N01°23'45"E) DENOTES PLAT BEARINGS
- ⊙ DENOTES EXISTING WELL
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊖ DENOTES EXISTING ELECTRIC METER
- ▨ DENOTES EXISTING BUILDING (located at building eaves)
- ▨ DENOTES EDGE OF EXISTING CONCRETE



Lot Four (4), Block One (1), Rolling Hills;  
AND  
An undivided 1/14 interest in Outlot A, Rolling Hills  
Cass County, Minnesota

## EXHIBIT "A" LEGAL DESCRIPTION

(Top 3 inches reserved for recording data)  
WARRANTY DEED Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks Form 10.1.1 (2016)

eCRV number: 1410358

DEED TAX DUE: \$1,514.70

DATE: June 06, 2022 (month/day/year)

FOR VALUABLE CONSIDERATION, Christopher J. Huston and Carrie L. Huston, married to one another ("Grantor"), hereby conveys and warrants to Cody Shay ("Grantee"), as

(Check only one box.)  tenants in common, (If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named as tenants in common.)  
 joint tenants.

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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REVISIONS:	DATE	DESCRIPTION

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  
12/19/22  
LIC. NO. 21367



CERTIFICATE OF SURVEY  
Cody Shay  
2289 110th Street  
Shannon City, IA 50861

JOB NO. 22-248  
DATE: 12-19-2022  
SHEET NO. 1 OF 1