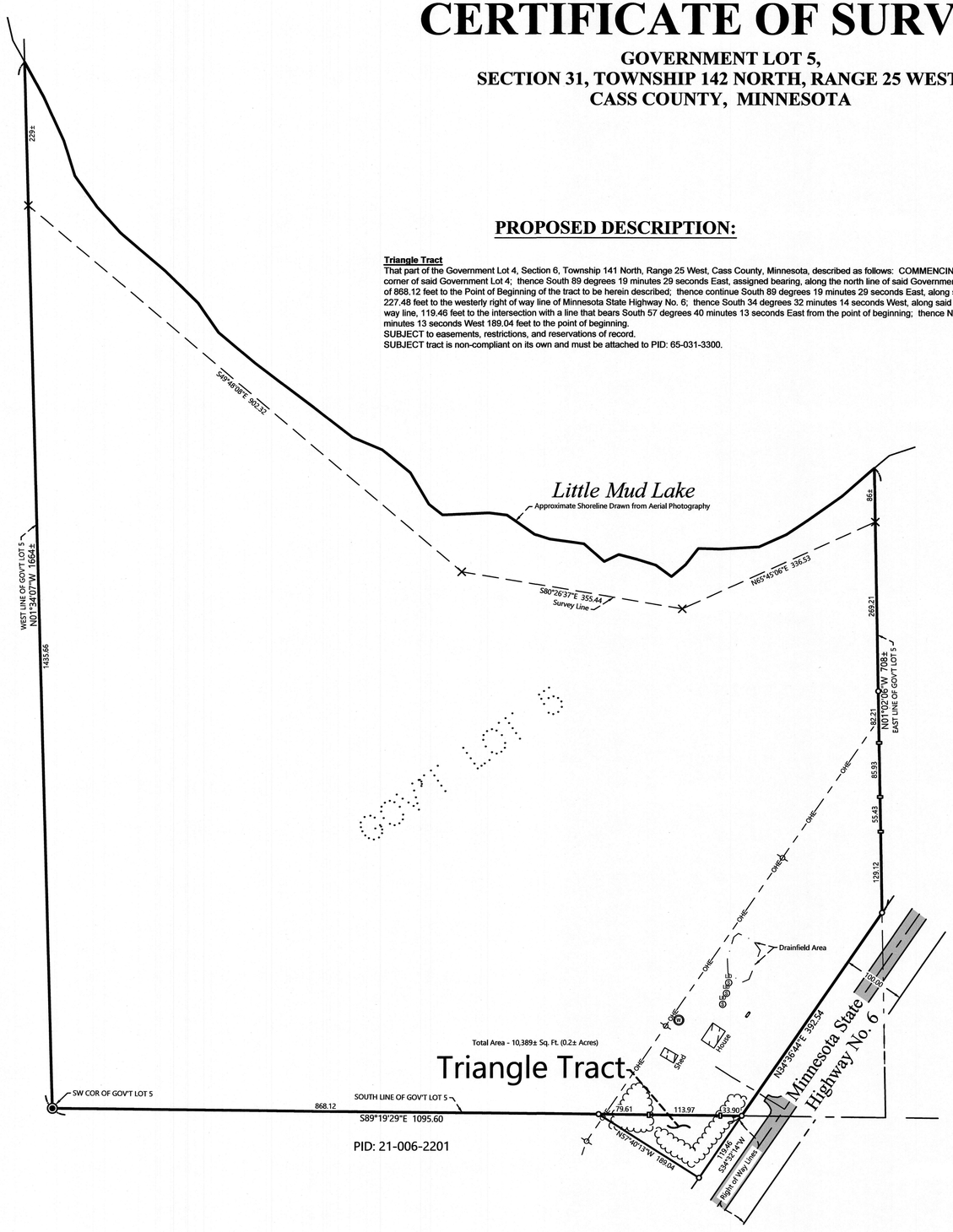
CERTIFICATE OF SURVEY

GOVERNMENT LOT 5,
SECTION 31, TOWNSHIP 142 NORTH, RANGE 25 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

Triangle Tract
That part of the Government Lot 4, Section 6, Township 141 North, Range 25 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 89 degrees 19 minutes 29 seconds East, assigned bearing, along the north line of said Government Lot 4, a distance of 868.12 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 19 minutes 29 seconds East, along said north line, 227.48 feet to the westerly right of way line of Minnesota State Highway No. 6; thence South 34 degrees 32 minutes 14 seconds West, along said westerly right of way line, 119.46 feet to the intersection with a line that bears South 57 degrees 40 minutes 13 seconds East from the point of beginning; thence North 57 degrees 40 minutes 13 seconds West 189.04 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT tract is non-compliant on its own and must be attached to PID: 65-031-3300.



0 100 200
SCALE IN FEET

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

EXISTING DESCRIPTION:

PID # 65-031-3300

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )Not required ( )Not required
AUGUST 26 2015
Sharon K. Anderson
By PRK County Auditor Deputy
Deputy Declaration
CO Received ( ) Not Received

A000614865
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/26/2015 2:04:30 PM
REC FEES: 96.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR DEP TX#: 125290
RECORDED ELECTRONICALLY

e-Well Cert. verified on 08/26/2015 By (SR)

E-CRV No. 392853
DEED TAX DUE: **$125.40**

Form No. 5-M-WARRANTY DEED
Individual(s) to Joint Tenants

Date: **August 13, 2015**

FOR VALUABLE CONSIDERATION, **Sally A. Norwood, a single person,** Grantor, hereby conveys and warrants to **Randy Clements and Deborah Clements** Grantees, as joint tenants, real property in **Cass** County, Minnesota, described as follows:

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

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

EXHIBIT 'A'

Lot 5, Section 31, Township 142, Range 25, Cass County, Minnesota.

LEGEND

- DENOTES 3 1/2 INCH ALUMINUM CAPPED MONUMENT FOUND
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING LP TANK
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING
- OHE — DENOTES OVERHEAD ELECTRIC LINE
- DENOTES EDGE OF TREELINE

NOTES:

1. Zoning for subject tract = Soreland Residential.
2. Parcel ID for subject tract = 65-031-3300.
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. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. 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.

REVISIONS:				
NO.	DATE	DESCRIPTION		BY
1.	1-05-2023	Add Triangle Tract		GAY

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 1/5/23

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 282, Walker, MN, 56484
Phone: 218-547-1256
www.neccable.com

CERTIFICATE OF SURVEY
Randy Clements
708 Cherry Street
Owatonna, MN 55060

JOB NO. 22-147
DATE: 8-23-2022

SHEET NO.
1 OF 1