

CERTIFICATE OF SURVEY

SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND
SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 6, TOWNSHIP 141 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Minnesota State Surveyors License No. 21367
Form No. 5-M
This Indenture, Made this 22 day of June 19 70,
between Clarence R. Conklin and Ethel J. Conklin, husband and wife,
of the County of _____ and State of Iowa, part 188
of the first part, and Gary Bakker and Darlene Bakker, husband and wife,
of the County of _____ and State of Minnesota, parties of the second part,
Witnesseth, That the said parties of the first part, in consideration of the sum of
One dollar and other value in consideration of _____ DOLLARS,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowl-
edged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint
tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and
assigns of the survivor, Forever, all the tract or parcels of land lying and being in the County of
_____ and State of Minnesota, described as follows, to-wit:

Southwest Quarter of Southeast Quarter (SW1/4SE1/4), and South Half of Northwest
Quarter of Southeast Quarter (SH1/2NW1/4SE1/4), Section Six (6), Township One hundred
forty-one (141), Range Thirty (30)

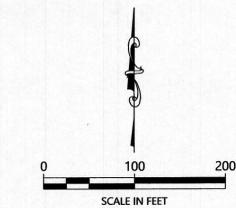
PROPOSED DESCRIPTION:

Parcel 1
The South 625.00 feet of the East 425.00 feet of the Southwest Quarter of the Southeast Quarter,
Section 6, Township 141 North, Range 30 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Minnesota Trunk Highway No. 200.

Remainder Tract
The South Half of the Northwest Quarter of the Southeast Quarter, Section 6, Township 141
North, Range 30 West, Cass County, Minnesota and that part of the Southwest Quarter of the
Southeast Quarter, said Section 6, lying north of the South 625.00 feet thereof and west of the
East 425.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Minnesota Trunk Highway No. 200.

NOTES:

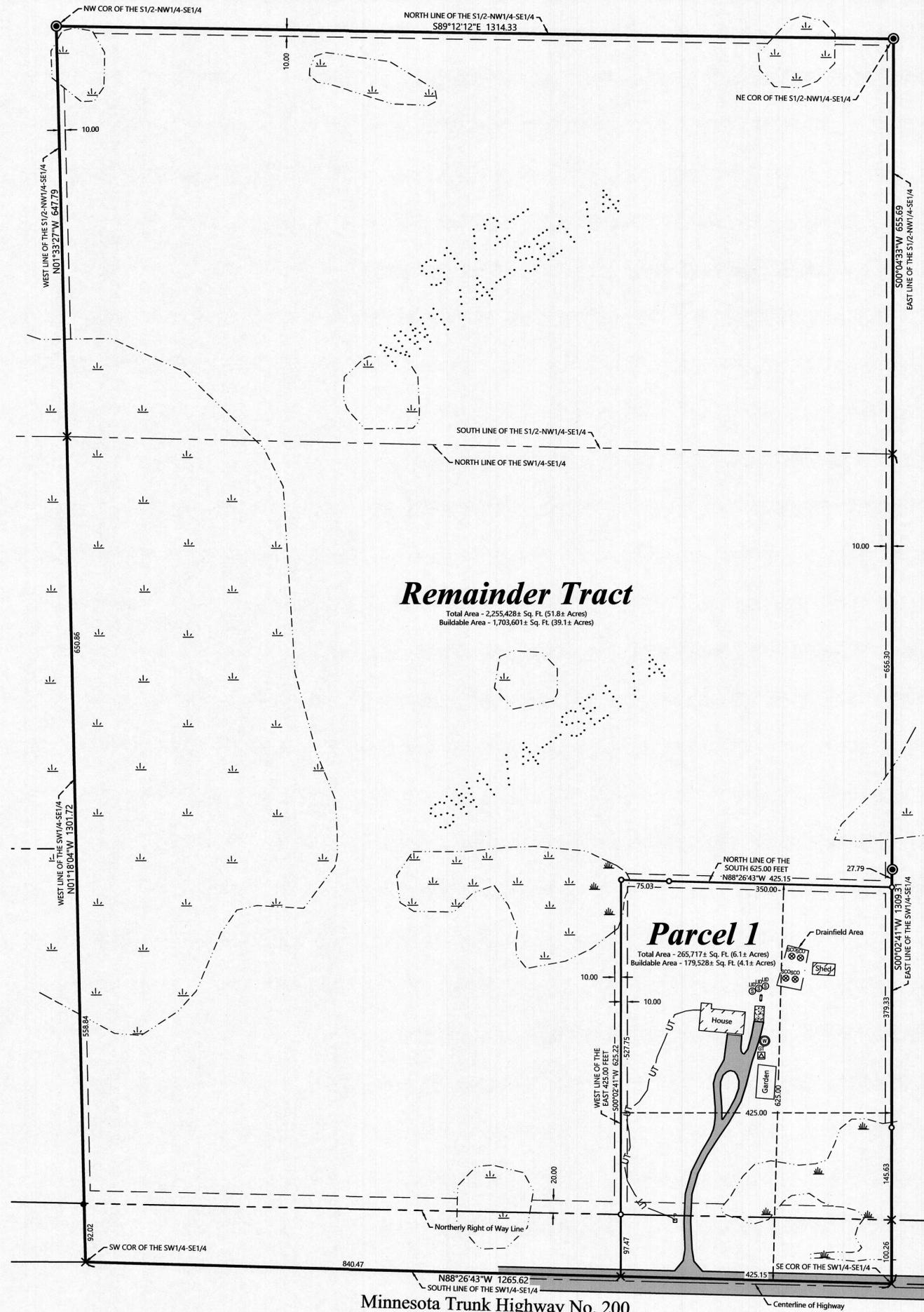
- Zoning for subject tract = Shoreland Residential.
- Parcel ID for subject tract = 45-006-4300.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown on Parcel 1 delineated by Patrick Reardon, Wetland Certification No. 1295, in May 2023. Wetlands as shown on Remainder Tract drawn from County Wetland Inventory maps.
- 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 AD1).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊠ DENOTES EXISTING GROUND TRANSFORMER
- ⊙ DENOTES EXISTING WELL
- ⊠ DENOTES EXISTING PHONE PEDESTAL
- ⊠ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ⊠ DENOTES DELINEATED WETLAND(S)
- ⊠ DENOTES NON-DELINEATED WETLAND(S)



NO.	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
LIC. NO. 21367
5/13/23



CERTIFICATE OF SURVEY
Gary Bakker
4530 State 200 NW
Walker, MN 56484

JOB NO. 23-083
DATE: 5-30-2023

SHEET NO.
1 OF 1