CERTIFICATE OF SURVEY

PART OF THE NORTH HALF, SECTION 32, TOWNSHIP 143 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

REMAINDER TRACT
That part of the Northeast Quarter of the Northeast Quarter, that part of the Northwest Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter, that part of Government Lot 1, and that part of Government Lot 2, all in Section 32, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 10 seconds West, along the north line of said Northeast Quarter of the Northeast Quarter, 999.85 feet; thence South 28 degrees 17 minutes 55 seconds East 76.40 feet; thence South 18 degrees 53 minutes 26 seconds East 74.50 feet; thence South 14 degrees 27 minutes 33 seconds East 149.82 feet; thence South 05 degrees 41 minutes 17 seconds East 56.76 feet; thence South 02 degrees 23 minutes 41 seconds West 91.74 feet; thence North 89 degrees 27 minutes 10 seconds West 234.66 feet to the point of beginning of the tract to be herein described; thence South 17 degrees 52 minutes 16 seconds East 331.72 feet; thence North 82 degrees 14 minutes 23 seconds East 281.72 feet; thence North 71 degrees 52 minutes 10 seconds East 497.83 feet; thence South 05 degrees 53 minutes 01 seconds East 267.50 feet; thence South 02 degrees 59 minutes 29 seconds East 131.71 feet; thence South 11 degrees 25 minutes 15 seconds East 307.54 feet; thence South 03 degrees 47 minutes 11 seconds East 193.10 feet; thence North 89 degrees 00 minutes 57 seconds East 55.49 feet; thence South 00 degrees 08 minutes 24 seconds East 23.24 feet to the northerly right of way line of Wedgewood Road NW; thence South 89 degrees 01 minutes 55 seconds West, along said northerly right of way line, 863.27 feet to an angle point on said right of way line; thence South 83 degrees 51 minutes 02 seconds West, along said right of way line, 1240.99 feet to another angle point in said right of way line, also being the northeast corner of WEDGEWOOD ESTATES, a recorded plat in said County; thence South 83 degrees 50 minutes 46 seconds West, along the northerly right of way line of Wedgewood Road, as dedicated in said WEDGEWOOD ESTATES, for a distance of 1037.56 feet to the northwest corner of said WEDGEWOOD ESTATES, also being on the easterly right of way line of the Heartland Trail; thence North 09 degrees 33 minutes 43 seconds East, along said easterly right of way line, 1767.48 feet to the north line of said Section 32; thence South 89 degrees 27 minutes 10 seconds East, along said north line of Section 32, for a distance of 324.16 feet to northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 00 degrees 29 minutes 10 seconds East, along the west line of said Northwest Quarter of the Northeast Quarter 430.07 feet to the intersection with a line bearing North 89 degrees 27 minutes 10 seconds West from the point of beginning ; thence South 89 degrees 27 minutes 10 seconds East, 1489.70 feet to the point of beginning.

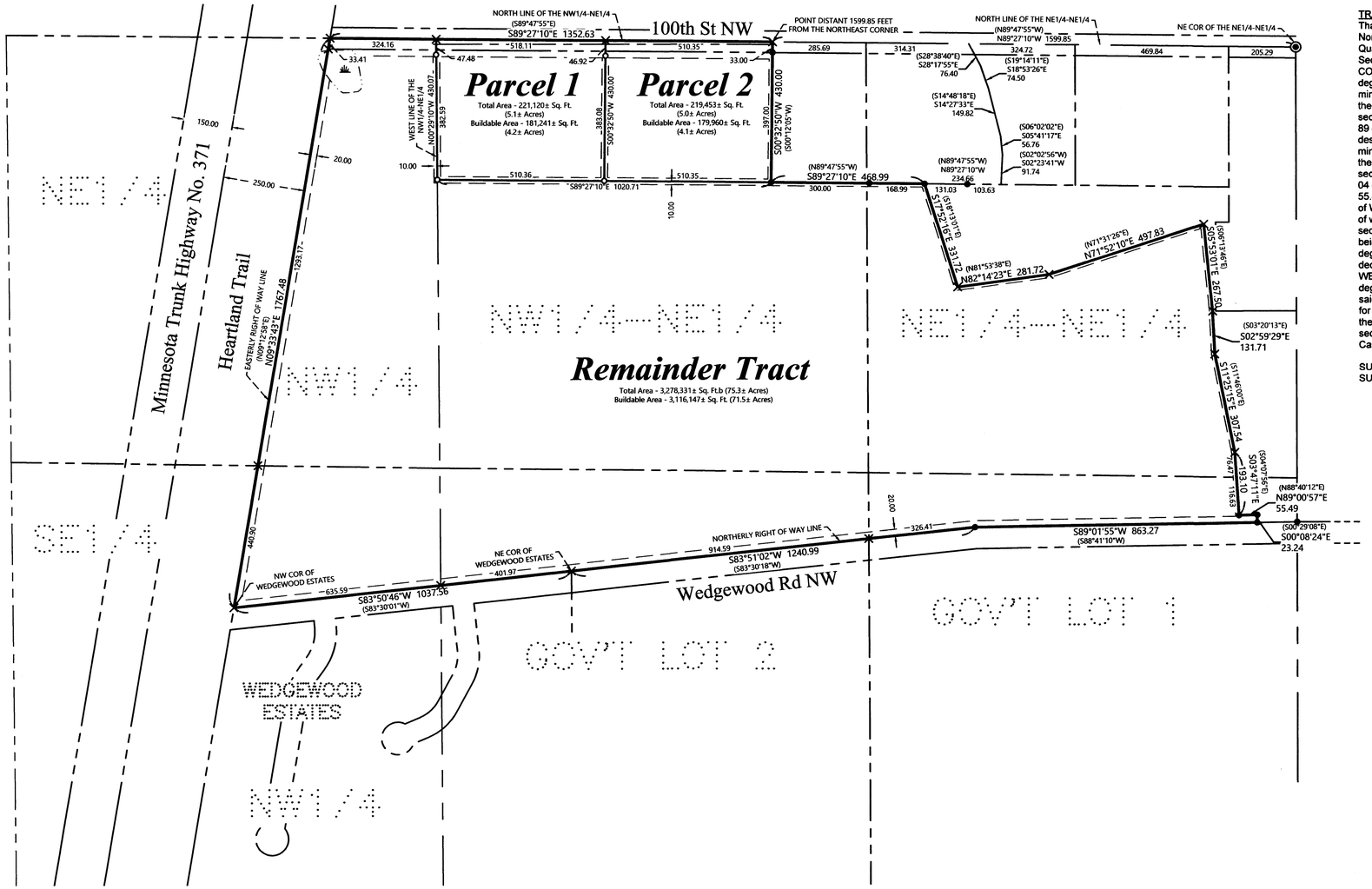
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 100th Street right of way.

PARCEL 1
That part of the Northwest Quarter of the Northeast Quarter, Section 32, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 27 minutes 10 seconds East, assigned bearing along the north line thereof 518.11 feet; thence South 00 degrees 32 minutes 50 seconds West 430.00 feet; thence North 89 degrees 27 minutes 10 seconds West 510.36 feet to the west line of said Northwest Quarter of the Northeast Quarter; thence North 00 degrees 29 minutes 10 seconds West, along said west line, 430.07 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 100th Street right of way.

PARCEL 2
That part of the Northwest Quarter of the Northeast Quarter, Section 32, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 27 minutes 10 seconds East, assigned bearing along the north line thereof 518.11 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 27 minutes 10 seconds East, along said north line 510.35 feet, to a point distant 1599.85 feet westerly of the northeast corner of the Northeast Quarter of the Northeast Quarter, said Section 32; thence South 00 degrees 32 minutes 50 seconds West 430.00 feet; thence North 89 degrees 27 minutes 10 seconds West 510.35 feet to the intersection with a line bearing South 00 degrees 32 minutes 50 seconds West from the point of beginning; thence North 00 degrees 32 minutes 50 seconds East 430.00 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 100th Street right of way.



EXISTING DESCRIPTION:

Split from 20-032-1402
Split to 20-032-1105
Split to 20-032-1106

No delinquent taxes and transfer entered: Certificate of Real Estate Value
( ) Not required
July 20, 2018
SANDRA NORIKANE
County MN Auditor-Treasurer
By _____, Deputy
Septic Disclosure
( ) Not Required (X) Received ( ) Not Received

A000642509
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/20/2018 2:39:12 PM
AS DOC #: A000642509
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 147699

(Top 3 inches reserved for recording data)

WARRANTY DEED — **Minnesota Uniform Conveyancing Blanks**
Individual(s) to Joint Tenants — **Form 10.1.5 (2013)**

eCRV number: ~~338179~~ 842617

DEED TAX DUE: $577.50 DATE: July 13, 2018 (month/day/year)

FOR VALUABLE CONSIDERATION, Richard M. Watson and Sally A. Watson, married to one another ("**Grantor**"), hereby convey(s) and warrant(s) to Timothy T. Tabbert and Dina J. Tabbert, married to one another ("**Grantee**"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT A
That part of the Northeast Quarter of the Northeast Quarter, that part of the Northwest Quarter of the Northeast Quarter, that part of the Northeast Quarter of the Northwest Quarter, that part of the Southeast Quarter of the Northwest Quarter, that part of Government Lot 1, and that part of Government Lot 2, all in Section 32, Township 143 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 47 minutes 55 seconds West, along said north line, 999.85 feet; thence South 28 degrees 38 minutes 40 seconds East 76.40 feet; thence South 19 degrees 14 minutes 11 seconds East 74.50 feet; thence South 14 degrees 48 minutes 18 seconds East 149.82 feet; thence South 06 degrees 02 minutes 02 seconds East 56.76 feet; thence South 02 degrees 02 minutes 56 seconds West 91.74 feet; thence North 89 degrees 47 minutes 55 seconds West 234.66 feet to the point of beginning of the tract to be herein described; thence South 18 degrees 13 minutes 01 seconds East 331.72 feet; thence North 81 degrees 53 minutes 38 seconds East 281.72 feet; thence North 71 degrees 31 minutes 26 seconds East 497.83 feet; thence South 03 degrees 13 minutes 46 seconds East 267.50 feet; thence South 03 degrees 20 minutes 13 seconds East 131.71 feet; thence South 11 degrees 46 minutes 00 seconds East 307.54 feet; thence South 04 degrees 07 minutes 56 seconds East 193.10 feet; thence North 88 degrees 40 minutes 12 seconds East 55.49 feet; thence South 00 degrees 29 minutes 08 seconds East 23.24 feet to the northerly right of way line of Wedgewood Road NW; thence South 88 degrees 41 minutes 10 seconds West, along said northerly right of way line, 863.27 feet to an angle point on said right of way line; thence South 83 degrees 30 minutes 18 seconds West, along said right of way line, 1240.99 feet to another angle point in said right of way line, also being the northeast corner of WEDGEWOOD ESTATES, a recorded plat in said County; thence South 83 degrees 30 minutes 01 seconds West, along the northerly right of way line of Wedgewood Road, as dedicated in said WEDGEWOOD ESTATES, for a distance of 1037.56 feet to the northwest corner of said WEDGEWOOD ESTATES, also being on the easterly right of way line of the Heartland Trail; thence North 09 degrees 12 minutes 58 seconds East, along said easterly right of way line, 1767.48 feet to the north line of said Section 32; thence South 89 degrees 47 minutes 55 seconds East, along said north line of Section 32, for a distance 1352.63 feet to a point on said north line distant 1599.85 feet from said northeast corner; thence South 00 degrees 12 minutes 05 seconds West 430.00 feet; thence South 89 degrees 47 minutes 55 seconds East, 468.99 feet to the point of beginning.
Cass County, Minnesota

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 100th Street right of way

0 200 400
SCALE IN FEET

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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARINGS
- DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential & Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 20-032-1402.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown on Remainder Tract drawn from County National Wetland Inventory Maps. For Parcels 1 & 2 see "No Wetlands Letter" dated May 31, 2023 by Patrick Reardon, Wetland Certificate No. 1295.
5. 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.
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.

NO	DATE	DESCRIPTION	BY

REVISIONS:

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.
6/17/23
TERRY L. FREEMAN
LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Dina Tabbert
6409 Wedgewood Rd NW
Walker, MN 56484

JOB NO. 23-090
DATE: 6-12-2023

SHEET NO.
1 OF 1