

NOTES:

1. Zoning for subject tract = Rural Residential 5 (RR-5).
2. Parcel ID for subject tract = 20-029-3301.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, September 2022.
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. 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.

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 29, TOWNSHIP 143 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

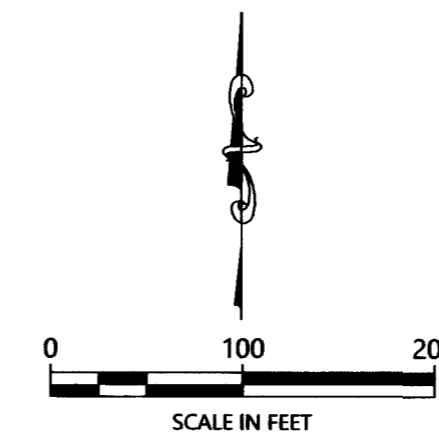
Page 1 of 3 A000688167

20-029-3301
No delinquent taxes and transfer interest; Certificate of Real Estate Value
() Used () Not Used
SEPTEMBER 20, 2022
Cass County MN Auditor-Treasurer
By ET Deputy
Supp. Document () Not Required (X) Received () Not Received

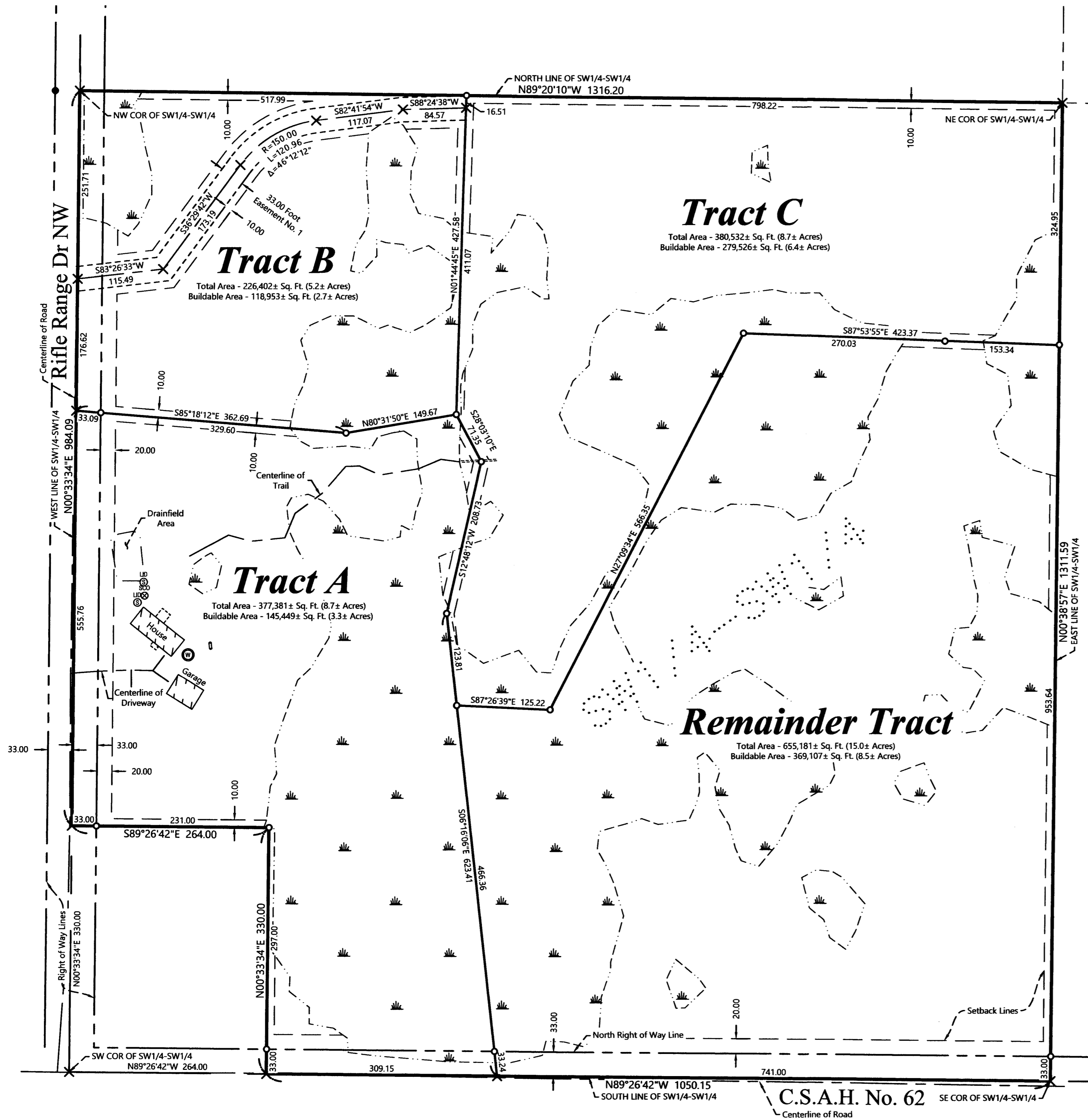
A000688167
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
9/20/2022 11:53:00 AM
REC FEES: 96.00
PAGES: 3
KATHRYN H. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 184488
RECORDED ELECTRONICALLY
e-Filed Cert. verified on 9/20/2022, By KF

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21567
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ⊖ DENOTES DELINEATED WETLAND(S)



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



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

eCRV number: 1482281
DEED TAX DUE: \$990.00
DATE: September 19, 2022 (month/year)

FOR VALUABLE CONSIDERATION, Marilyn E. Bakkeberg, a single person ("Grantor"), hereby conveys and warrants to Richard R. Schaefer and Nancy A. Schaefer Family Trust under agreement dated July 23, 2020 ("Grantee"), as
 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

**EXHIBIT "A"
LEGAL DESCRIPTION**

Southwest Quarter of the Southwest Quarter (SW¼ of SW¼), Section Twenty-nine (29), Township One Hundred Forty-three (143) North, Range Thirty-one (31) West;

LESS That portion described as follows: Beginning at the Section corner of Sections 29, 30, 31 and 32 in Township 143, Range 31 and extending 20 rods North along the West line of Section 29; thence East 16 rods; thence South 20 rods to the South line of Section 29; thence West to the Section corner to point of beginning.

Cass County, Minnesota

EXISTING DESCRIPTIONS:

Tract A
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 330.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 00 degrees 33 minutes 34 seconds East, along said west line, 555.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 06 seconds East 149.67 feet; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 623.41 feet to the south line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 42 seconds West, along said south line, 309.15 feet; thence North 00 degrees 33 minutes 34 seconds East 330.00 feet to the intersection with a line that bears South 89 degrees 26 minutes 42 seconds East from the point of beginning. thence North 89 degrees 26 minutes 42 seconds West 264.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 62.
SUBJECT to Rifle Range Dr NW.

Tract B
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet to the Point of Beginning of the tract to be herein described; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 06 seconds East 149.67 feet; thence North 01 degrees 44 minutes 45 seconds East 427.58 feet to the north line of said Southwest Quarter of the Southwest Quarter; thence North 89 degrees 20 minutes 10 seconds West, along said north line, 517.99 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 33 minutes 34 seconds West, along said west line, 428.33 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Rifle Range Dr NW.
SUBJECT to and TOGETHER with Easement No. 1.

Tract C
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 06 seconds East 149.67 feet to the Point of Beginning of the tract to be herein described; thence South 28 degrees 03 minutes 10 seconds East 71.35 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 123.81 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 26 minutes 39 seconds East 125.22 feet; thence North 27 degrees 09 minutes 34 seconds East 566.35 feet; thence South 87 degrees 53 minutes 55 seconds East 423.37 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 38 minutes 57 seconds East, along said east line, 324.95 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter; thence North 89 degrees 20 minutes 10 seconds West, along the north line of said Southwest Quarter of the Southwest Quarter, 798.22 feet to the intersection with a line that bears North 01 degrees 44 minutes 45 seconds East from the point of beginning; thence South 01 degrees 44 minutes 45 seconds West 427.58 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with Easement No. 1.

Remainder Tract
That part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 33 minutes 34 seconds East, assigned bearing, along the west line of said Southwest Quarter of the Southwest Quarter, 885.76 feet; thence South 85 degrees 18 minutes 12 seconds East 362.69 feet; thence North 80 degrees 31 minutes 06 seconds East 149.67 feet; thence South 12 degrees 48 minutes 12 seconds West 208.73 feet; thence South 06 degrees 16 minutes 06 seconds East 123.81 feet to the Point of Beginning of the tract to be herein described; thence South 87 degrees 53 minutes 55 seconds East 423.37 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence North 00 degrees 38 minutes 57 seconds East, along said east line, 986.64 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter; thence North 89 degrees 26 minutes 42 seconds West, along the south line of said Southwest Quarter of the Southwest Quarter, 741.00 feet to the intersection with a line that bears South 06 degrees 16 minutes 06 seconds East from the point of beginning; thence North 06 degrees 16 minutes 06 seconds West 499.60 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 62.

Easement No. 1
An easement for ingress, egress, and utility purposes 33.00 feet in width over, under, and across that part of the Southwest Quarter of the Southwest Quarter, Section 29, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 20 minutes 10 seconds East, assigned bearing, along the north line of said Southwest Quarter of the Southwest Quarter, 517.99 feet; thence South 01 degrees 44 minutes 45 seconds West 16.51 feet to the Point of Beginning of the centerline to be herein described; thence South 88 degrees 24 minutes 38 seconds West 84.57 feet; thence South 82 degrees 41 minutes 54 seconds West 117.07 feet; thence southwesterly 120.96 feet along a tangential curve, concave to the southeast, having a radius of 150.00 feet, and a central angle of 46 degrees 12 minutes 12 seconds; thence South 36 degrees 29 minutes 42 seconds West, tangent to last described curve, 173.19 feet; thence South 83 degrees 26 minutes 33 seconds West 115.49 feet to the west line of said Southwest Quarter of the Southwest Quarter and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on lines that bear South 01 degrees 44 minutes 45 seconds West and North 01 degrees 44 minutes 45 seconds East from the point of beginning and the west line of said Southwest Quarter of the Southwest Quarter.

REVISIONS:	DATE	DESCRIPTION
1. 12-14-2023	Change Tract B to Tracts C & D	GAY
2. 7-20-2023	Change Tract C, D, & Remainder	GAY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
TERRY L. FREEMAN
7/24/23
LIC. NO. 21857



CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

JOB NO. 22-203
DATE: 10-12-2022
SHEET NO.
1 OF 1