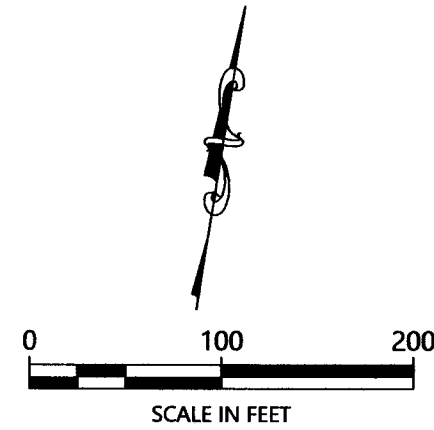


# CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,  
AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,  
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



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

## EXISTING DESCRIPTION:

38-120-1200  
No. of Acres: 38.1200  
Date of Survey: 7/19/23  
Surveyor: Terry L. Freeman  
CASS COUNTY, MINNESOTA  
Lic. No. 21967

DEED TAX DUE: \$ 1.05

FOR VALUABLE CONSIDERATION, Donald D. Sautbain (Owner) and Holly Doreen Sautbain, husband and wife, hereby convey and guarantee to Donald Doreen Sautbain and Holly Ann Doreen Sautbain, husband and wife, (Owners), in joint tenancy, real property in Cass County, Minnesota, fully described as follows:

The Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4), Section 20, Township 142 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 87 degrees 28 minutes 13 seconds East, curved bearing along the north line of parcel 054.11 feet to the point of beginning of the tract to be hereinafter described; thence South 25 degrees 05 minutes 21 seconds East 471.81 feet, thence South 27 degrees 17 minutes 57 seconds East 713.20 feet, thence westerly 867.33 feet along a straight line course to the west, having a radius of 276.00 feet and a central angle of 88 degrees 49 minutes 30 seconds; thence South 27 degrees 14 minutes 23 seconds West, tangent to said curve 82.30 feet, thence westerly 687.00 feet along a straight line course to the west, having a radius of 312.00 feet and a central angle of 55 degrees 31 minutes 47 seconds; thence South 28 degrees 11 minutes 15 seconds East, tangent to said curve 162.00 feet, thence southeasterly 88.32 feet along a straight line course to the southeast, having a radius of 212.00 feet and a central angle of 13 degrees 41 minutes 13 seconds to a point on the south line of said Northeast Quarter of the Northeast Quarter; thence North 74 degrees 57 minutes 22 seconds East 122.27 feet, along said south line, to a tangent to said curve 882.21 feet to the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 2 degrees 32 minutes 57 seconds West along the east line of said Northeast Quarter of the Northeast Quarter 108.88 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 62 degrees 38 minutes 15 seconds West along said north line 854.12 feet to the point of beginning.

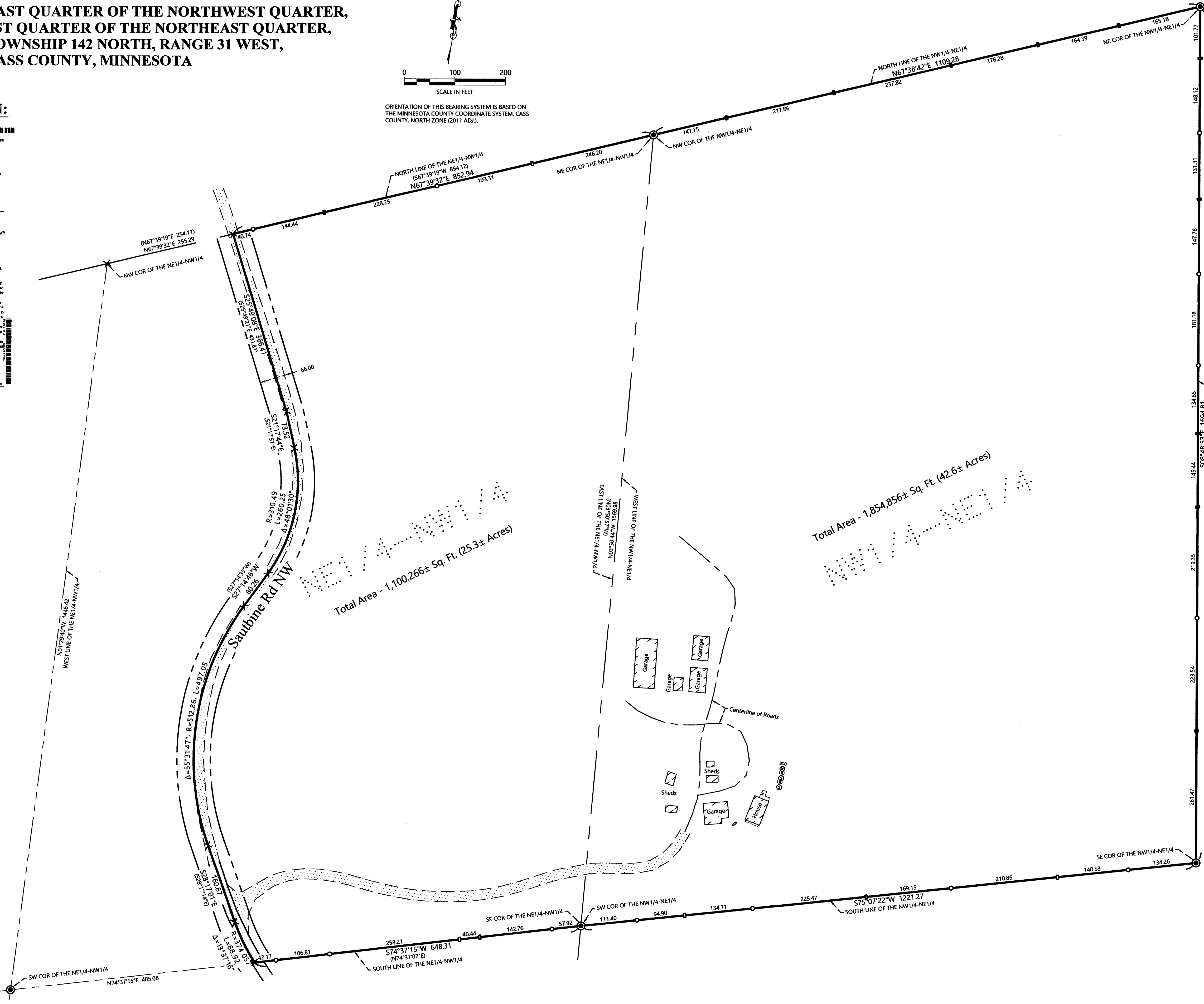
Subject to easements, restrictions and reservations of record.  
Deed by Sautbain et al. 16-5-16  
Deed by Sautbain et al. 16-5-16  
Parcel # No. 38-120-1200

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND POST
- ✕ DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUES
- ⊂ DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▤ DENOTES EXISTING BUILDING (located at eave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS

## NOTES:

- Zoning for subject tract = Rural Residential 1 (RR-1).
- Parcel ID for subject tract = 38-120-1200 & 38-120-2102.
- 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.



REVISIONS:	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  
7/19/23  
LIC. NO. 21967



CERTIFICATE OF SURVEY  
Holly Sautbain  
P.O. Box 462  
Walker, MN 56484

JOB NO. 23-128  
DATE: 7-19-2023  
SHEET NO. 1 OF 1