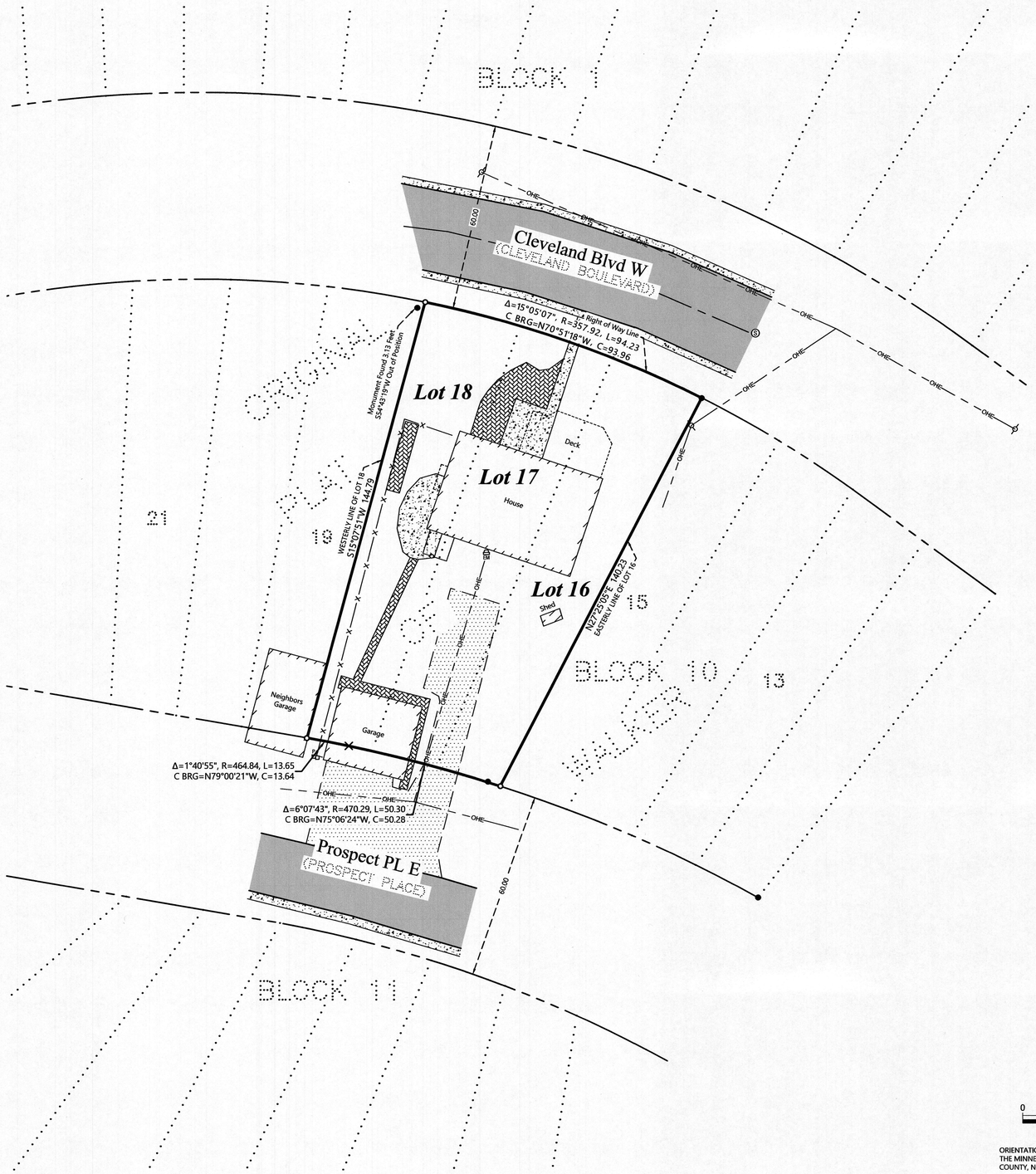
CERTIFICATE OF SURVEY

LOTS 16-18, BLOCK 10, ORIGINAL PLAT OF WALKER, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

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96-337-1030

No delinquent taxes and transfer entered; Certificate of Real Estate Value
( )filed (x) not required
JANUARY 09 2023
Cass County MN Auditor-Treasurer
By ET, Deputy

Septic Disclosure
(X) Not Required ( ) Received ( ) Not Received

A000691109
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
1/9/2023 12:56:55 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 186836
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)

DEED TAX DUE: $1.65 DATE: 12/29/2022
ECRV ID (consideration less than $3,000)

FOR VALUABLE CONSIDERATION, Ernest H. Strandberg, Jr. and Brenda J. Strandberg, married persons married to each other ("**Grantors**"), hereby convey and warrant an undivided 1/2 interest to Ernest Strandberg, Jr. as trustee of the Ernest Strandberg, Jr. Revocable Trust dated May 27, 2016 and an undivided 1/2 interest to Brenda Strandberg as trustee of the Brenda Strandberg Revocable Trust dated May 27, 2016, ("**Grantees**"), real property in Cass County, Minnesota, legally described as follows:

Lots Sixteen (16), Seventeen (17), and Eighteen (18) of Block Ten (10), Original Plat of Walker, Cass County, Minnesota.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EXISTING FENCE LINE

0 20 40
SCALE IN FEET

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

IMPERVIOUS AREA TABLE

PID		Total Area (sq. ft.±)	Impervious Area (sq. ft.±)	Impervious Percent
96-337-1030	=	11,293	4,502	40%

NOTES:

1. Zoning for subject tract =City of Walker Zoning, Traditional Residential (R).
2. Parcel ID for subject tract = 96-337-1030.
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. 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

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.

7/21/23
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Ernest Strandberg
P.O. Box 562
Walker, MN 56484

JOB NO. 23-138
DATE: 7-21-2023

SHEET NO.
1 OF 1