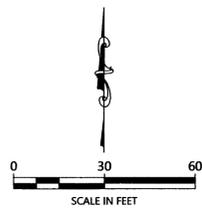
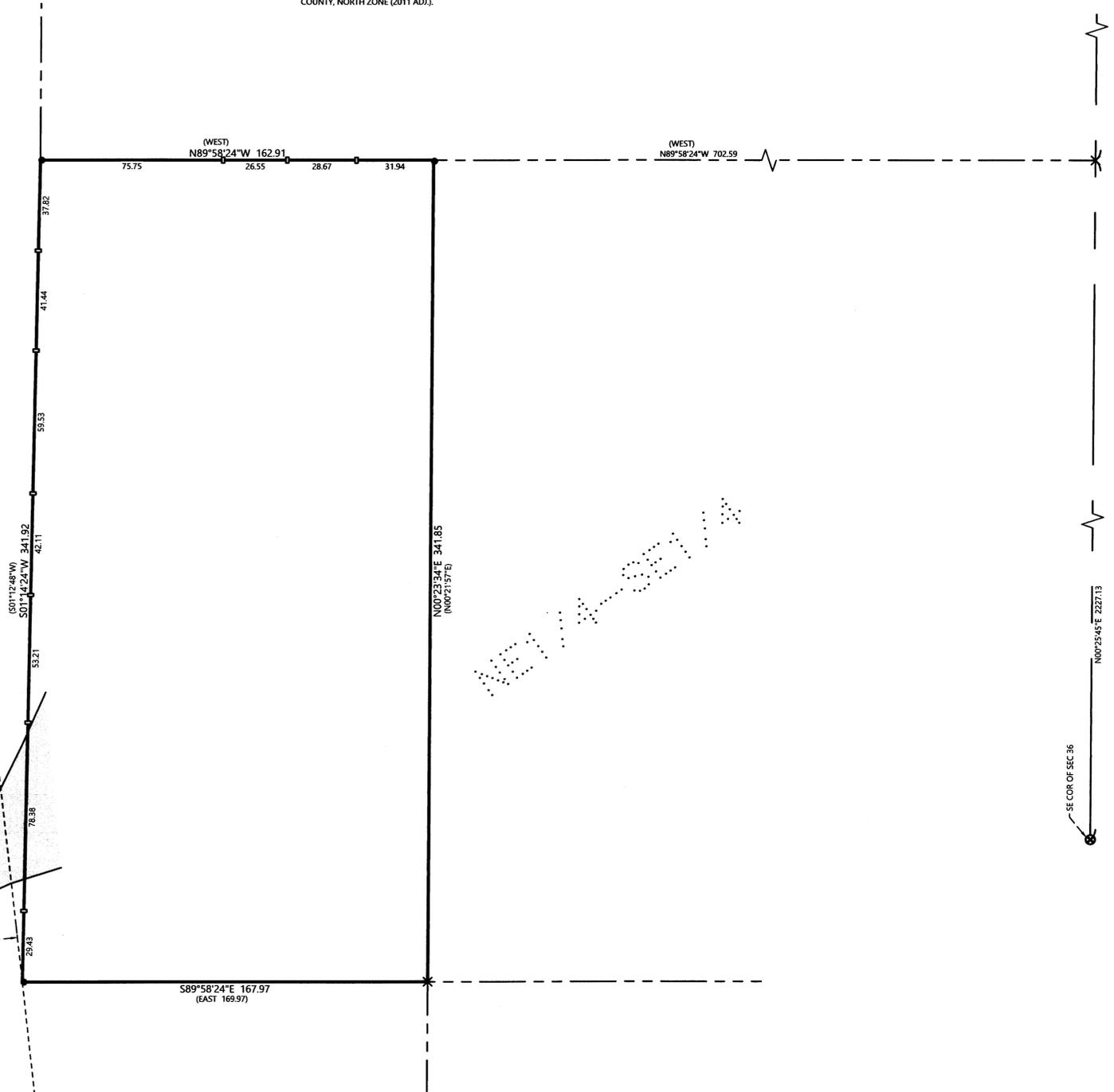


# CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 36, TOWNSHIP 142 NORTH, RANGE 29 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:

Page 1 of 3 A000633463

PID # 07-136-4114  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed (X) not required  
AUGUST 15 2017  
Sharon K. Anderson  
County Auditor  
by: EA Deputy

A000633463  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
8/15/2017 9:15:17 AM  
REC FEES: 46.00  
PAGES: 3  
KATHRYN M. NORBY  
CASS COUNTY RECORDER  
BY KF DEP TX#: 140474  
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

QUIT CLAIM DEED Minnesota Uniform Conveyancing Blanks  
Individual(s) to Individual(s) Form 10.3.1 (2016)

DEED TAX DUE: \$1.65

DATE: August 14 2017  
(month/day/year)

FOR VALUABLE CONSIDERATION, James Springsteele and Karen Springsteele, married to one another ("Grantor"), hereby conveys and quitclaims to Dale T. Vosika and Sandra A. Vosika ("Grantee"), as

(Check only one box.)  tenants in common,  joint tenants, *(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 Grantee as tenants in common.)*

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

### EXHIBIT A

#### TRACTS

That part of the Northeast Quarter of the Southeast Quarter, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 24 minutes 09 seconds West, assumed bearing along the east line thereof 398.63 feet; thence on a bearing of West 702.59 feet to the point of beginning of the tract to be herein described; thence continue on a bearing of West 162.92 feet; thence South 01 degree 12 minutes 48 seconds West 341.92 feet, thence on a bearing of East 169.97 feet; thence North 0 degrees 21 minutes 57 seconds East 341.85 feet to the point of beginning.

Together with (See Road Easement A).

#### ROAD EASEMENT A

An easement for roadway purposes 66.00 feet in width, over and across part of the Northeast Quarter of the Southeast Quarter, Section 36, Township 142 North, Range 29 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 0 degrees 24 minutes 09 seconds West, assumed bearing along the east line thereof 1238.45 feet to the point of beginning of the centerline to be herein described; thence South 70 degrees 41 minutes 25 seconds West 207.36 feet; thence South 89 degrees 01 minutes 27 seconds West 149.74 feet; thence North 78 degrees 18 minutes 07 seconds West 178.29 feet, thence North 65 degrees 52 minutes 15 seconds West 196.14 feet; thence North 32 degrees 44 minutes 39 seconds West 336.87 feet, thence North 6 degrees 20 minutes 42 seconds West 282.14 feet and said centerline there terminating.

### LEGEND

- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ FOUND CAST IRON MONUMENT
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUE
- TV DENOTES EXISTING CABLE TV BOX
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊖ DENOTES EXISTING ELECTRIC METER
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS

### NOTES:

- Zoning for subject tract = Water Oriented Commercial.
- Parcel ID for subject tract = 07-136-4114.
- 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  
LIC. NO. 21387  
9/21/23



CERTIFICATE OF SURVEY  
M and J Holdings LLC  
7349 Chippewa Drive NW  
Longville, MN 56655

JOB NO. 23-194  
DATE: 9-21-2023

SHEET NO. 1 OF 1