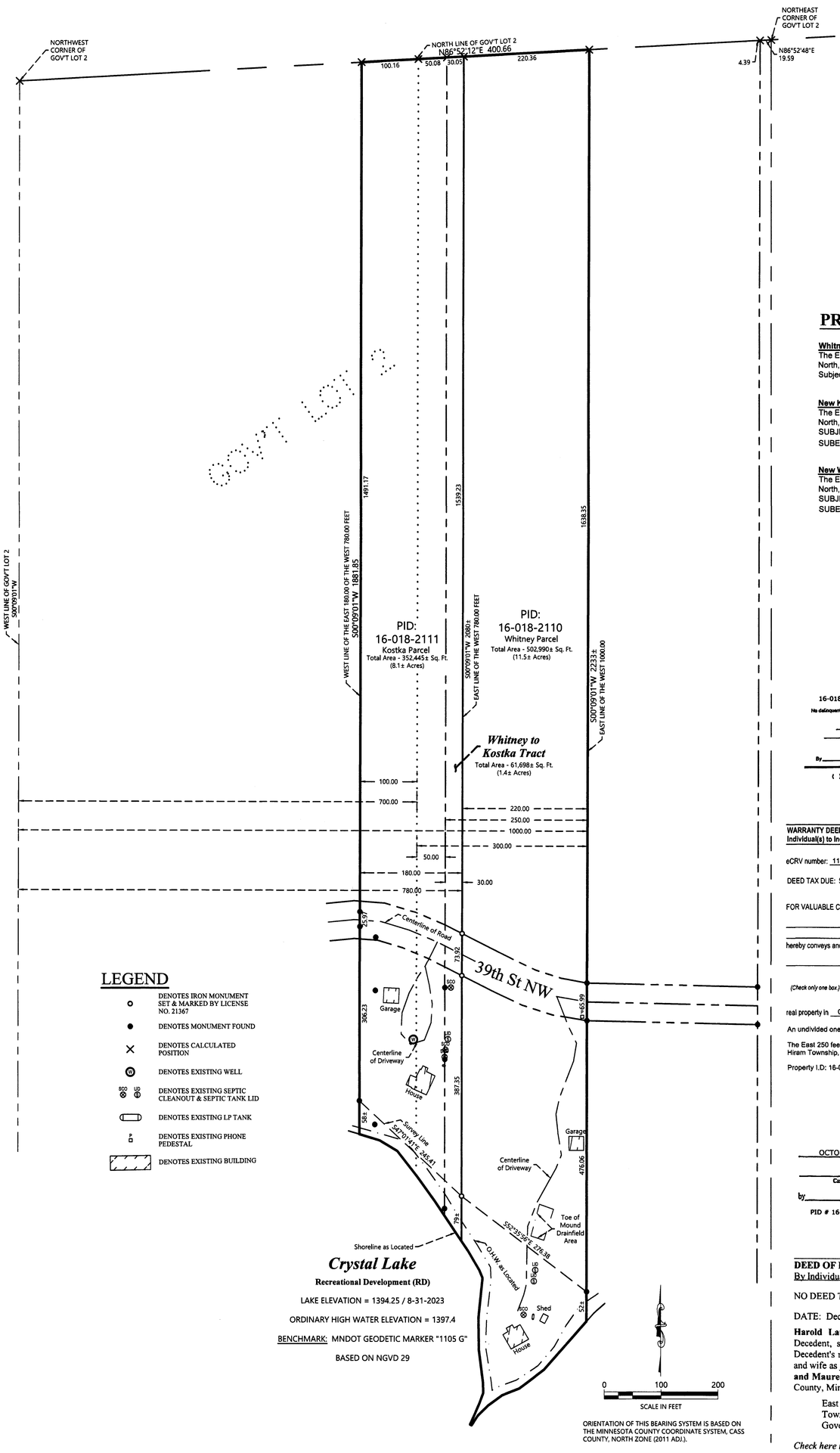
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2, SECTION 18, TOWNSHIP 140 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 16-018-2110 & 16-018-2111.
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.



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING BUILDING

Crystal Lake
Recreational Development (RD)
LAKE ELEVATION = 1394.25 / 8-31-2023
ORDINARY HIGH WATER ELEVATION = 1397.4
BENCHMARK: MNDOT GEODETIC MARKER "1105 G"
BASED ON NGVD 29

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

PROPOSED DESCRIPTION:

Whitney to Kostka Tract
The East 30.00 feet of the West 780.00 feet of Government Lot 2, Section 18, Township 140 North, Range 31 West, Cass County, Minnesota.
Subject Tract is non-compliant on it's own and must be attached to an adjacent parcel.

New Kostka Parcel
The East 180.00 feet of the West 780.00 feet of Government Lot 2, Section 18, Township 140 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBECT to and TOGETHER with 39th St NW.

New Whitney Parcel
The East 220.00 feet of the West 1000.00 feet of Government Lot 2, Section 18, Township 140 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBECT to and TOGETHER with 39th St NW.

EXISTING DESCRIPTIONS:

Page 1 of 2 A000674887

16-018-2110
No delinquent taxes and transfer entered; Certificate of Real Estate Value ( )filed ( )not required
JULY 22 2021
Cass County MN Auditor-Treasurer
ET, Deputy
Scotts Deedscore ( ) Not Required (X) Received ( ) Not Received

A000674887
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
7/22/2021 11:31:57 AM
REC FEES: 96.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 173730
RECORDED ELECTRONICALLY
e-Wall Cert. verified on 7-22-2021 By NG

(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s)
Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2018)

eCRV number: 1150129

DEED TAX DUE: $ 239.25 DATE: 07/06/2020 (month/day/year)

FOR VALUABLE CONSIDERATION, Darlene Kunze, a single person (insert name and marital status of each Grantor) ("Grantor"),

hereby conveys and warrants to Jean M. Whitney, Trustee of the JMW Trust dated May 7, 2009 (insert name of each Grantee) ("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 Grantees as tenants in common.)

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

An undivided one-third (1/3) interest in and to the following described real property:

The East 250 feet of the West 1,000 feet of Government Lot 2, Section 18-140-31, according to the Government Survey thereof, Hiram Township, Cass County, Minnesota.

Property I.D: 16-018-2110

Page 1 of 2 A000678039

A000678039
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
10/18/2021 12:59:03 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 176236
RECORDED ELECTRONICALLY

Transfer Entered:
OCTOBER 18, 2021
Cass County MN Auditor-Treasurer
by MJL Deputy
PID # 16-018-2111

DEED OF DISTRIBUTION
By Individual Personal Representative

NO DEED TAX DUE

DATE: December 4, 2020

Harold Lauson Kostka, as Personal Representative of the **Estate of Alice M. Kostka**, Decedent, single at the time of death (**Grantor**), hereby conveys and quitclaims 75% the Decedent's right, title, and interest to **Harold Lauson Kostka and Susan K. Kostka**, husband and wife as joint tenants, and 25% of the Decedent's right, title, and interest to **Kevin R. Kostka and Maureen M. Kostka**, husband and wife as joint tenants (**Grantee**), real property in **Cass** County, Minnesota, legally described as follows:

East 100 feet of East 150 feet of West 700 feet of Government Lot 2, Section 18, Township 140, Range 31, and West 50 feet of East 300 feet of West 1000 feet of Government Lot 2, Section 18, Township 140, Range 31

Check here if part or all of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

SHEET NO. 1 OF 1
JOB NO. 23-205
DATE: 10-05-2023

CERTIFICATE OF SURVEY
Lauson Kostka
2400 Voyageur Parkway, Apt 133
Hastings, MN 55033

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

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. 21367 10/5/23

REVISIONS:			
NO.	DATE	DESCRIPTION	BY