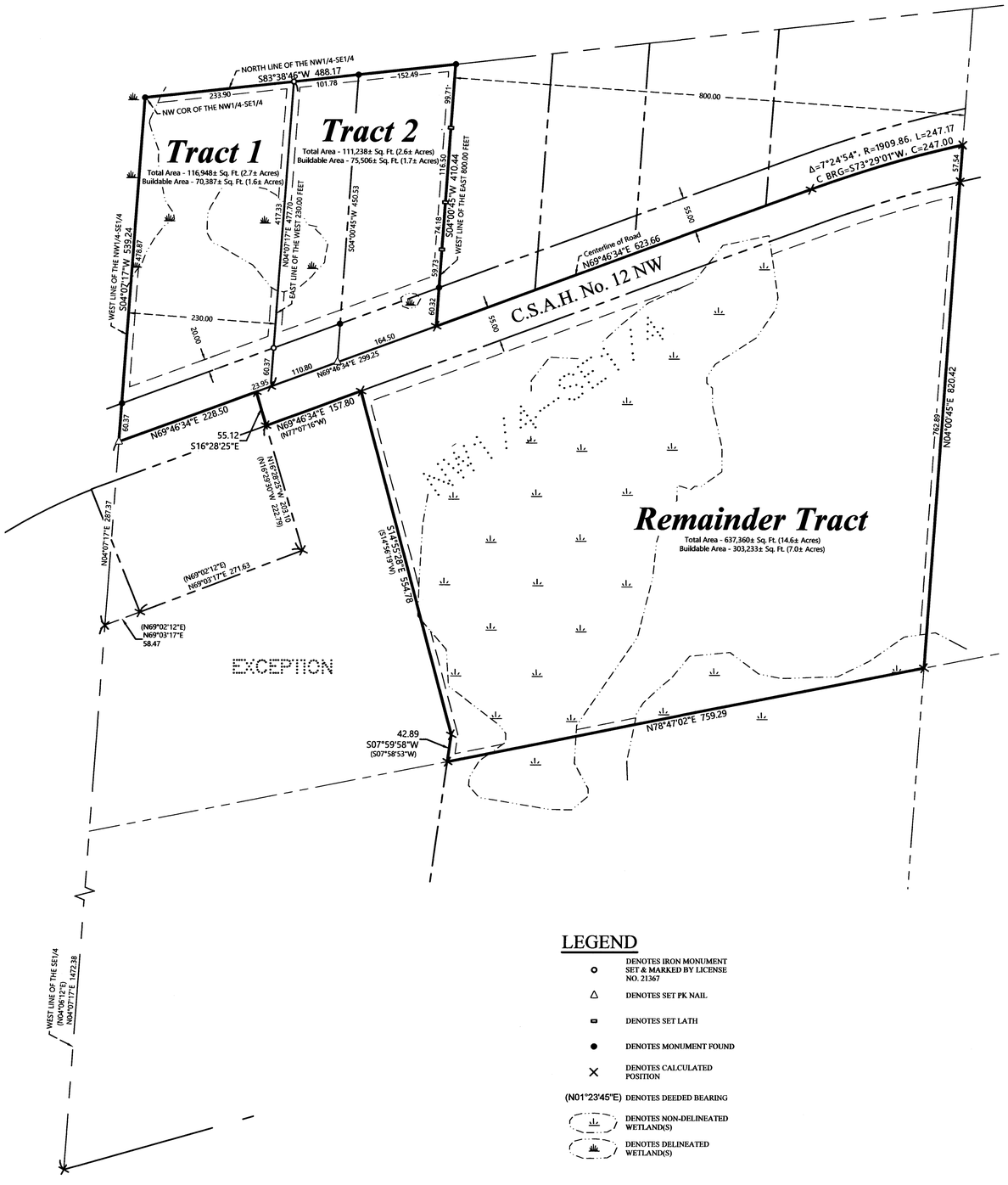
CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 29, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET PK NAIL
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES NON-DELINEATED WETLAND(S)
- DENOTES DELINEATED WETLAND(S)

EXISTING DESCRIPTION:

2. 38-113-1100 Comb. 38-128-2303 Comb. & 38-129-1300 Comb. & 38-132-2100 Comb.

Form No. 12 of JOINT Contracts Manufactured by Lawyers Blanks (1978) Moore-Olson Co., Minneapolis

Individual(s) to Joint Tenants

No delinquent taxes and transfer entered: Certificate of Real Estate Value ( ) filed (X) not required
Certificate of Real Estate Value No.
May 30, 19 97
Sharon K. Anderson
County Auditor
by
Deputy

STATE DEED TAX DUE HEREON: $ 1.65
Date: May 23, 19 91

328975
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the
30 day of May A.D. 19 91
at 11:5 O'clock M. and was duly recorded as Micro Doc. No. 328975
Cindi Kuch
COUNTY RECORDER
(reserved for recording data)

FOR VALUABLE CONSIDERATION, Beulah Hendricks, a single woman (married status), Grantor(s), hereby convey(s) and quitclaim(s) to Wilbert E. Hendricks and Mary A. Hendricks husband and wife, Grantees as joint tenants, real property in Cass County, Minnesota, described as follows:

See Attached.
Grantor reserves a life estate in the described property.

The Southeast Quarter of the Northeast Quarter of the Northwest Quarter, (SE¼NE¼NW¼), the West One Half of the Southeast Quarter (W½SE¼), the East One Half of the Southwest Quarter (E½SW¼), the Southeast Quarter of the Northwest Quarter (SE¼NW¼), and the Southwest Quarter of the Northeast Quarter (SW¼NE¼) of Section Twenty-nine (29); the Northeast Quarter of the Northeast Quarter (NE¼NE¼) of Section Thirty-two (32), all in Township One Hundred Forty-two (142), Range Thirty-one (31). Less that part of the East Half of the Southwest Quarter (E½SW¼), Section Twenty-nine (29), Township One Hundred Forty-two (142), Range Thirty-one (31) lying north and west of CSAH Number Twelve (12) as presently located. Also less that part of the Northwest Quarter of the Southeast Quarter (NW¼SE¼), and that part of the Northeast Quarter of the Southwest Quarter (NE¼SW¼), Section Twenty-nine (29), Township One Hundred Forty-two (142), Range Thirty-one (31), conveyed to Randall L. Schmidtke and Carla Schmidtke by Deed recorded as Document Number 304091.

PROPOSED DESCRIPTIONS:

Tract 1
The West 230.00 feet of the Northwest Quarter of the Southeast Quarter, Section 29, Township 142 North, Range 31 West, Cass County, Minnesota lying north of the centerline of County State Aid Highway Number 12 NW.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County State Aid Highway Number 12 NW.

Tract 2
That part of the Northwest Quarter of the Southeast Quarter, Section 29, Township 142 North, Range 31 West, Cass County, Minnesota lying west of the East 800.00 feet thereof, east of the West 230.00 feet thereof and north of the centerline of County State Aid Highway Number 12 NW.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County State Aid Highway Number 12 NW.

Remainder Tract
That part of the Northwest Quarter of the Southeast Quarter, Section 29, Township 142 North, Range 31 West, Cass County, Minnesota lying south of the centerline of County State Aid Highway Number 12 NW and LESS a tract of land described in Warranty Deed Document Number A000393201.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to County State Aid Highway Number 12 NW.

0 100 200
SCALE IN FEET

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

NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 38-129-1300.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown on "Remainder Tract" drawn from County National Wetland Inventory Maps. Wetlands as shown on "North Tract" delineated by Patrick Reardon, Wetland Certification No. 1295, on September 2023.
5. 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.
6. 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
1.	11-28-2023	Add Wetlands on "North Tract"	G.A.Y.		
2.	12-07-2023	Divide "North Tract" into Two Tracts	G.A.Y.		

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.

12/7/23

TERRY L. FREEMAN — LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 252, Walker, MN. 56484
Phone: 218-547-7256
web: www.neciusa.com

CERTIFICATE OF SURVEY
Wilbert Hendricks
P.O. Box 90
Pine River, MN 56674

JOB NO. 23-199
DATE: 9-15-2023

SHEET NO.
1 OF 1