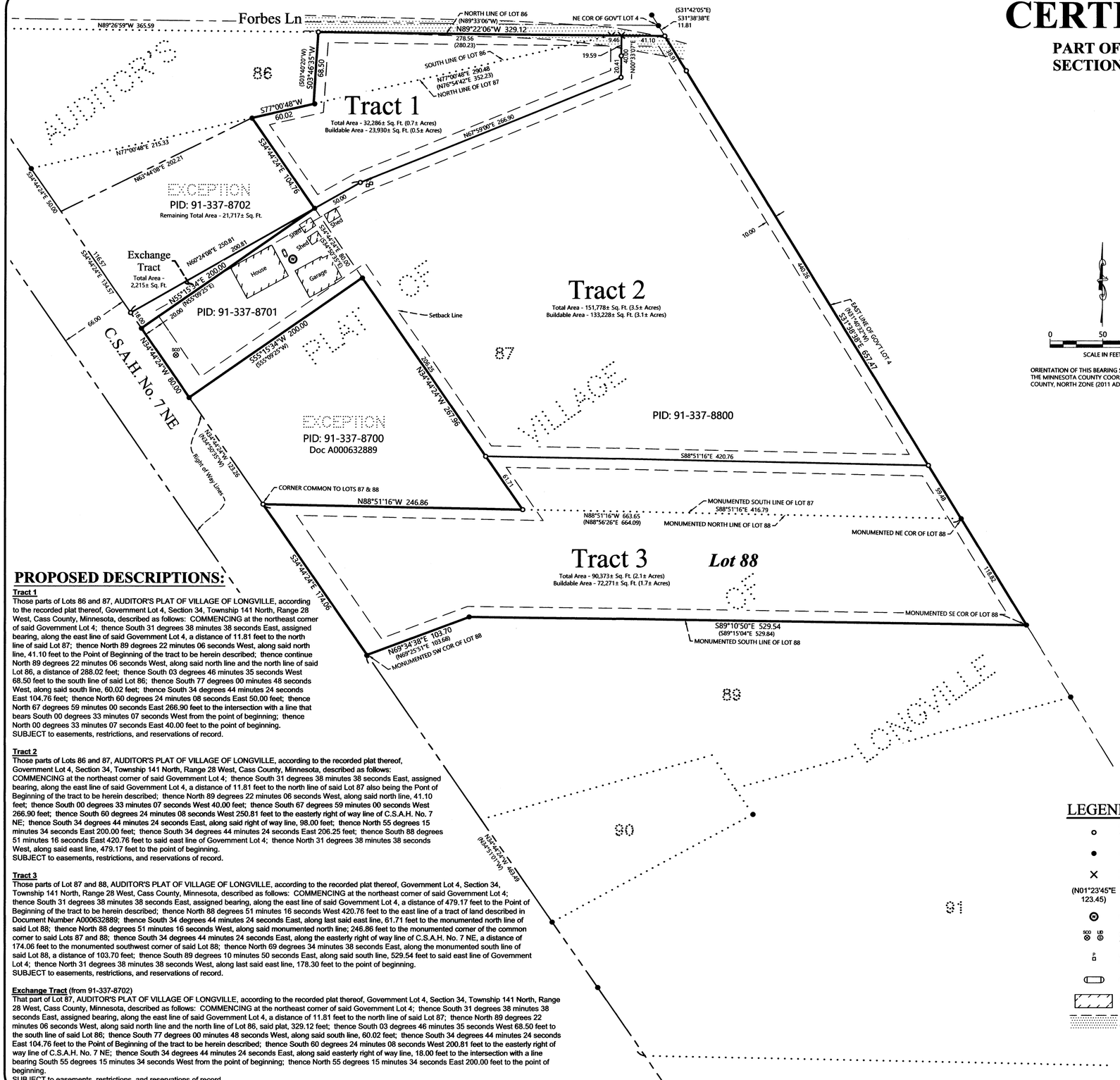
# CERTIFICATE OF SURVEY

## PART OF LOT 86-88, AUDITORS PLAT OF LONGVILLE, SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA




0 50 100
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 = City of Longville Zoning.
2. Parcel ID for subject tract = 91-337-8701.
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 an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

## EXISTING DESCRIPTIONS:

Page 1 of 4 A000675287

91-337-8800
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(  ) NOT REQUIRED
AUGUST 2021
Case County Auditor/Treasurer
By _____ DEPUTY

A000675287
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/3/2021 11:28:44 AM
REC FEES: 46.00
PAGES: 4
KATHRYN M. HOBBY
CASS COUNTY RECORDER
BY KT DEP
TX#: 174047
RECORDED ELECTRONICALLY

Rules Declared
( ) Not Required ( ) Declared ( ) Not Required

(Top 3 inches reserved for recording data)

**WARRANTY DEED** — Minnesota Uniform Conveyancing Blanks
**Individual(s) to Individual(s)** — Form 10.1.1 (2015)

eCRV number: 1287829

DEED TAX DUE: $264.00 — DATE: July 30, 2021 (month-day-year)

FOR VALUABLE CONSIDERATION, Candace L. Lilyquist, a single person ("**Grantor**"), hereby conveys and warrants to Jeffrey A. Olson ("**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:

SEE EXHIBIT 'A' ATTACHED HERETO

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

Those portions of Lots Eight-six (86), Eighty-seven (87) and Eighty-eight (88), Auditor's Plat of Village of Longville, described as follows:

That part of Government Lot 4, Section 34, Township 141, Range 28, described as follows: Commencing at the Northeast corner of said Government Lot 4; thence South 31 degrees 42 minutes 05 seconds East 11.81 feet along the Easterly line of said Government Lot 4; thence North 89 degrees 33 minutes 06 seconds West 47.79 feet to the point of beginning; thence North 89 degrees 33 minutes 06 seconds West 280.23 feet; thence South 03 degrees 46 minutes 20 seconds West 68.50 feet; thence North 76 degrees 54 minutes 42 seconds East 352.23 feet to the point of beginning.

AND

Those parts of Government Lot 4 and the Southeast Quarter of the Southeast Quarter, Section 34, Township 141, Range 28, described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter; thence North 88 degrees 55 minutes 08 seconds West 1314.51 feet, all bail bearing assigned, along the South line of said Southeast Quarter of the Southeast Quarter to the Southwest corner thereof, being the Southeast corner of said Government Lot 4; thence North 28 degrees 19 minutes 25 seconds West 393.89 feet to the South line of Lot 91 of the Auditor's Plat of Longville; thence North 88 degrees 53 minutes 21 seconds West 458.72 feet along said South line of Lot 91 to a point on the Northeasterly right of way line of C.S.A.H. No. 7, as now laid out and constructed; thence North 34 degrees 51 minutes 01 second West 463.49 feet along said right of way line to the most Southwesterly corner of Lot 88 of said Auditor's Plat of Longville, the point of beginning of the tract of land to be described; thence North 69 degrees 25 minutes 51 seconds East 103.68 feet; thence South 89 degrees 15 minutes 04 seconds East 529.84 feet to the Northeasterly line of said Auditor's Plat of Longville, the last North 3° 29 seconds West 118.82 feet along said Northeasterly line; thence North 88 degrees 56 minutes 26 seconds West 664.09 feet to the point of intersection with said Northeasterly right of way line of C.S.A.H. No. 7; thence South 34 degrees 51 minutes 01 second East 174.13 feet to the point of beginning.

AND

Lot 87, Auditor's Plat of Village of Longville.

LESS That part of said Lot 87, described as follows: Commencing at the corner common to Lot 87 and Lot 88 of said Auditor's Plat, on the Northeasterly right of way of C.S.A.H. No. 7 as shown on said plat; thence North 34 degrees 50 minutes 35 seconds West 123.26 feet along said right of way line to the point of beginning of the land to be described; thence continuing North 34 degrees 50 minutes 35 seconds West 80.00 feet along said right of way line; thence North 55 degrees 09 minutes 25 seconds East 200.00 feet; thence South 34 degrees 50 minutes 35 seconds East 80 feet; thence South 55 degrees 09 minutes 25 seconds West 200.00 feet to the point of beginning.

AND LESS That part of said Lot 87, described as follows: Commencing at the Northwest corner of said Lot 87; thence South 34 degrees 50 minutes 35 seconds East 50.00 feet along the Westerly line of said Lot 87 to the point of beginning; thence South 34 degrees 50 minutes 35 seconds East 134.57 feet along said Westerly line; thence North 55 degrees 09 minutes 25 seconds East 200.00 feet; thence North 34 degrees 50 minutes 35 seconds West 104.76 feet; thence South 63 degrees 37 minutes 59 seconds West 202.21 feet to the point of beginning.

AND LESS All that part of Auditor's Plat of Village of Longville described as follows: Beginning at the corner common to Lot 87 and Lot 88 of said Auditor's Plat, on the Northeasterly right of way of C.S.A.H. No. 7 as shown on said plat; thence North 34 degrees 50 minutes 35 seconds West 123.26 feet along said right of way line; thence North 55 degrees 09 minutes 25 seconds East 200.00 feet; thence South 34 degrees 50 minutes 35 seconds East 267.66 feet to the South line of said Lot 87; thence North 89 degrees 00 minutes 50 seconds West 246.68 feet to the point of beginning.

AND LESS That part of Government Lot 4, Section 34, Township 141, Range 28, described as follows: Commencing at the Northeast corner of said Government Lot 4; thence South 31 degrees 42 minutes 05 seconds East 11.81 feet along the East line of said Government Lot 4; thence North 89 degrees 33 minutes 06 seconds West 47.79 feet; thence South 76 degrees 54 minutes 37 seconds West 352.23 feet to the point of beginning of the tract to be described; thence South 76 degrees 54 minutes 37 seconds West 215.33 feet to a point on the Easterly right of way line of C.S.A.H. No. 7; thence South 34 degrees 50 minutes 35 seconds East 50.00 feet; thence North 63 degrees 37 minutes 59 seconds East 202.21 feet to the point of beginning.

Cass County, Minnesota

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PID # 91-337-8701
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(  ) NOT REQUIRED
June 2017
Case County Auditor/Treasurer
By _____ Deputy
(  ) Not Required ( ) Certificate Attached

A000632154
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
6/30/2017 4:23:20 PM
REC FEES: 46.00
PAGES: 2
KATHRYN M. HOBBY
CASS COUNTY RECORDER
BY SK DEP
TX#: 139477
RECORDED ELECTRONICALLY
e-Filed Cert. verified on 06-30-2017 By: SK

(Top 3 inches reserved for recording data)

**TRUSTEE'S DEED** — Minnesota Uniform Conveyancing Blanks
**by Individual Trustee** — Form 10.4.1 (2015)

eCRV number: 676508

DEED TAX DUE: $511.50 — DATE: June 30, 2017 (month-day-year)

FOR VALUABLE CONSIDERATION, Patrick C. Harkins and Tena M. Boswell, as Trustee of The Barbara S. Harkins Revocable Trust u/a/d October 4, 1993, as amended and restated November 30, 2006 ("**Grantor**"), hereby conveys and quitclaims to Jeffrey A. Olson ("**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:

That part of Lot Eighty-seven (87), Auditor's Plat of Village of Longville, described as follows: Commencing at the corner common to Lot 87 and Lot 88, said Auditor's Plat, on the Northeasterly right of way of County State Aid Highway No. 7 as shown on said plat; thence North 34 degrees 50 minutes 35 seconds West 123.26 feet along said right of way line to the point of beginning of the land to be described; thence continuing North 34 degrees 50 minutes 35 seconds West 80.00 feet along said right of way line; thence North 55 degrees 09 minutes 25 seconds East 200.00 feet; thence South 34 degrees 50 minutes 35 seconds East 80.00 feet; thence South 55 degrees 09 minutes 25 seconds West 200.00 feet to the point of beginning.

Cass County, Minnesota

## PROPOSED DESCRIPTIONS:

**Tract 1**
Those parts of Lots 86 and 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87; thence North 89 degrees 22 minutes 06 seconds West, along said north line, 41.10 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 22 minutes 06 seconds West, along said north line and the north line of said Lot 86, a distance of 288.02 feet; thence South 03 degrees 46 minutes 35 seconds West 68.50 feet to the south line of said Lot 86; thence South 77 degrees 00 minutes 48 seconds West, along said south line, 60.02 feet; thence South 34 degrees 44 minutes 24 seconds East 104.76 feet; thence North 60 degrees 24 minutes 08 seconds East 50.00 feet; thence North 67 degrees 59 minutes 00 seconds East 266.90 feet to the intersection with a line that bears South 00 degrees 33 minutes 07 seconds West from the point of beginning; thence North 00 degrees 33 minutes 07 seconds East 40.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

**Tract 2**
Those parts of Lots 86 and 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87 also being the Pont of Beginning of the tract to be herein described; thence North 89 degrees 22 minutes 06 seconds West, along said north line, 41.10 feet; thence South 00 degrees 33 minutes 07 seconds West 40.00 feet; thence South 67 degrees 59 minutes 00 seconds West 266.90 feet; thence South 60 degrees 24 minutes 08 seconds West 250.81 feet to the easterly right of way line of C.S.A.H. No. 7 NE; thence South 34 degrees 44 minutes 24 seconds East, along said right of way line, 98.00 feet; thence North 55 degrees 15 minutes 34 seconds East 200.00 feet; thence South 34 degrees 44 minutes 24 seconds East 206.25 feet; thence South 88 degrees 51 minutes 16 seconds East 420.76 feet to said east line of Government Lot 4; thence North 31 degrees 38 minutes 38 seconds West, along said east line, 479.17 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

**Tract 3**
Those parts of Lot 87 and 88, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 479.17 feet to the Point of Beginning of the tract to be herein described; thence North 88 degrees 51 minutes 16 seconds West 420.76 feet to the east line of a tract of land described in Document Number A000632889; thence South 34 degrees 44 minutes 24 seconds East, along last said east line, 61.71 feet to the monumented north line of said Lot 88; thence North 88 degrees 51 minutes 16 seconds West, along said monumented north line; 246.86 feet to the monumented corner of the common corner to said Lots 87 and 88; thence South 34 degrees 44 minutes 24 seconds East, along the easterly right of way line of C.S.A.H. No. 7 NE, a distance of 174.06 feet to the monumented southwest corner of said Lot 88; thence North 69 degrees 34 minutes 38 seconds East, along the monumented south line of said Lot 88, a distance of 103.70 feet; thence South 89 degrees 10 minutes 50 seconds East, along said south line, 529.54 feet to said east line of Government Lot 4; thence North 31 degrees 38 minutes 38 seconds West, along last said east line, 178.30 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

**Exchange Tract** (from 91-337-8702)
That part of Lot 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4; thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87; thence North 89 degrees 22 minutes 06 seconds West, along said north line and the north line of Lot 86, said plat, 329.12 feet; thence South 03 degrees 46 minutes 35 seconds West 68.50 feet to the south line of said Lot 86; thence South 77 degrees 00 minutes 48 seconds West, along said south line, 60.02 feet; thence South 34 degrees 44 minutes 24 seconds East 104.76 feet to the Point of Beginning of the tract to be herein described; thence South 60 degrees 24 minutes 08 seconds West 200.81 feet to the easterly right of way line of C.S.A.H. No. 7 NE; thence South 34 degrees 44 minutes 24 seconds East, along said easterly right of way line, 18.00 feet to the intersection with a line bearing South 55 degrees 15 minutes 34 seconds West from the point of beginning; thence North 55 degrees 15 minutes 34 seconds East 200.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.

## LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUES
- W DENOTES EXISTING WELL
- SEPTIC / LID DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- P DENOTES EXISTING PHONE PEDESTAL
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING
- DENOTES EDGE OF EXISTING GRAVEL

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1. | 12-19-2023 | Change Tracts 1 & 2 | G.A.V. |
| 2. | 3-18-2024 | Change Tracts 2 & 3 | G.A.V. |

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.

3/18/24
TERRY L. FREEMAN — LIC. NO. 21367


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


CERTIFICATE OF SURVEY
Jeff Olson
P.O. Box 536
Lake Crystal, MN 56055

JOB NO. 23-282
DATE: 12-11-2023

SHEET NO.
1 OF 1