CERTIFICATE OF SURVEY

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 140 NORTH, RANGE 27 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTIONS:

A00657647
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
2/21/2020 11:08:27 AM
AS DOC #: A00657647
PAGES: 9
REC FEES: 46.00
KATHRYN N. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 160001

See Attached Parcel Identification # Sheets
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
Date: February 21, 2020
SANDRA NORKANE
Cass County MN Auditor-Treasurer
By
Septic Disclosure
(X) Not Required ( ) Received ( ) Not Received

Top 3 inches reserved for recording data)

QUIT CLAIM DEED
Individual(s) to Individual(s)

eCRV number: n/a

DEED TAX DUE: $1.65 DATE: February 12, 2020

FOR VALUABLE CONSIDERATION, Gary F. Slagle and Maurinetta D. Slagle, husband and wife, ("Grantor"), hereby conveys and quitclaims to Gary F. Slagle and Maurinetta D. Slagle, or their successor, as Trustees of the Gary F. Slagle and Maurinetta D. Slagle Trust under Agreement dated February 12, 2020 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached Exhibit "A".

The total consideration for this conveyance is less than $3,000.00.

AND
PID: 44-105-1402

The South Half of Southeast Quarter of Northeast Quarter (S ½ of SE ¼ of NE ¼ of Section Five (5), Township One hundred forty (140), Range Twenty-seven (27)

and

That part of Government Lot Two (2), Section Five (5), Township One Hundred Forty (140), Range Twenty-seven (27), described as follows: Commencing at the Northeast corner of above-said Section 5; thence South 89 degrees 55 minutes West along the North boundary of Section 5 for 2290.6 feet to the point of beginning of the tract to be described herein; thence South 01 degrees 18 minutes West for 709.8 feet to a point; thence South 39 degrees 51 minutes West along an existing roadway for 204.2 feet to a point; thence North 89 degrees 59 minutes East a distance of 145.03 feet to a point which is South 01 degrees 25 minutes West a distance of 909.43 feet from the point of beginning; thence South 01 degrees 22 minutes 25 seconds West for 305.8 feet, more or less, to a point on the South boundary of Government Lot 2; thence East along the South boundary of Government Lot 2 to the Southeast corner of Government Lot 2; thence North along the East boundary of Government Lot 2 to the Northeast corner of Government Lot 2; thence South 89 degrees 55 minutes West along the North boundary of Government Lot 2 for 970.6 feet, more or less, to the point of beginning,

LESS

That part of Government Lot Two (2), Section Five (5), Township One Hundred Forty (140) North, Range Twenty-seven (27) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 5; thence South 89 degrees 55 minutes 00 seconds West, assumed bearing along the North line of said Section 5 a distance of 2290.6 feet to the point of beginning of the tract to be herein described; thence South 1 degree 18 minutes 00 seconds West 288.59 feet; thence North 89 degrees 55 minutes 00 seconds East 380.35 feet; thence North 1 degree 18 minutes 00 seconds East 288.59 feet to said north line; thence South 89 degrees 55 minutes 00 seconds West along said North line 380.35 feet to the point of beginning.

THIS PROPERTY IS TO BE PERMANENTLY ATTACHED TO THE BUYER"S EXISTING PARCEL #44-105-1402.

AND
PID: 44-105-4101

The Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), Section Five (5), Township One Hundred Forty (140), Range Twenty-seven (27), Cass County, Minnesota, LESS: A tract of land beginning at the Southeast corner of said NE ¼ SE ¼; thence North 100 feet along Highway No. 7, thence West 400 feet parallel to the South 1/16th line of said Section 5, thence South 100 feet parallel to Highway No. 7; thence East on the South 1/16th line of Section 5 to point of beginning.

PROPOSED DESCRIPTIONS:

New PID: 44-105-1402
The South Half of the Southeast Quarter of the Northeast Quarter, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota.
AND
That part of the Northeast Quarter of the Southeast Quarter, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota described as follows: BEGINNING at the East Quarter Corner of said Section 5, thence South 00 degrees 29 minutes 05 seconds West, assigned bearing, along the east line of said Northeast Quarter of the Southeast Quarter, 204.86 feet; thence North 81 degrees 18 minutes 17 seconds West 749.46 feet; thence North 62 degrees 59 minutes 10 seconds West 208.97 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 47 minutes 32 seconds East, along said north line, 928.75 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 7 NE.
SUBJECT to and TOGETHER with 33.00 foot Easement.

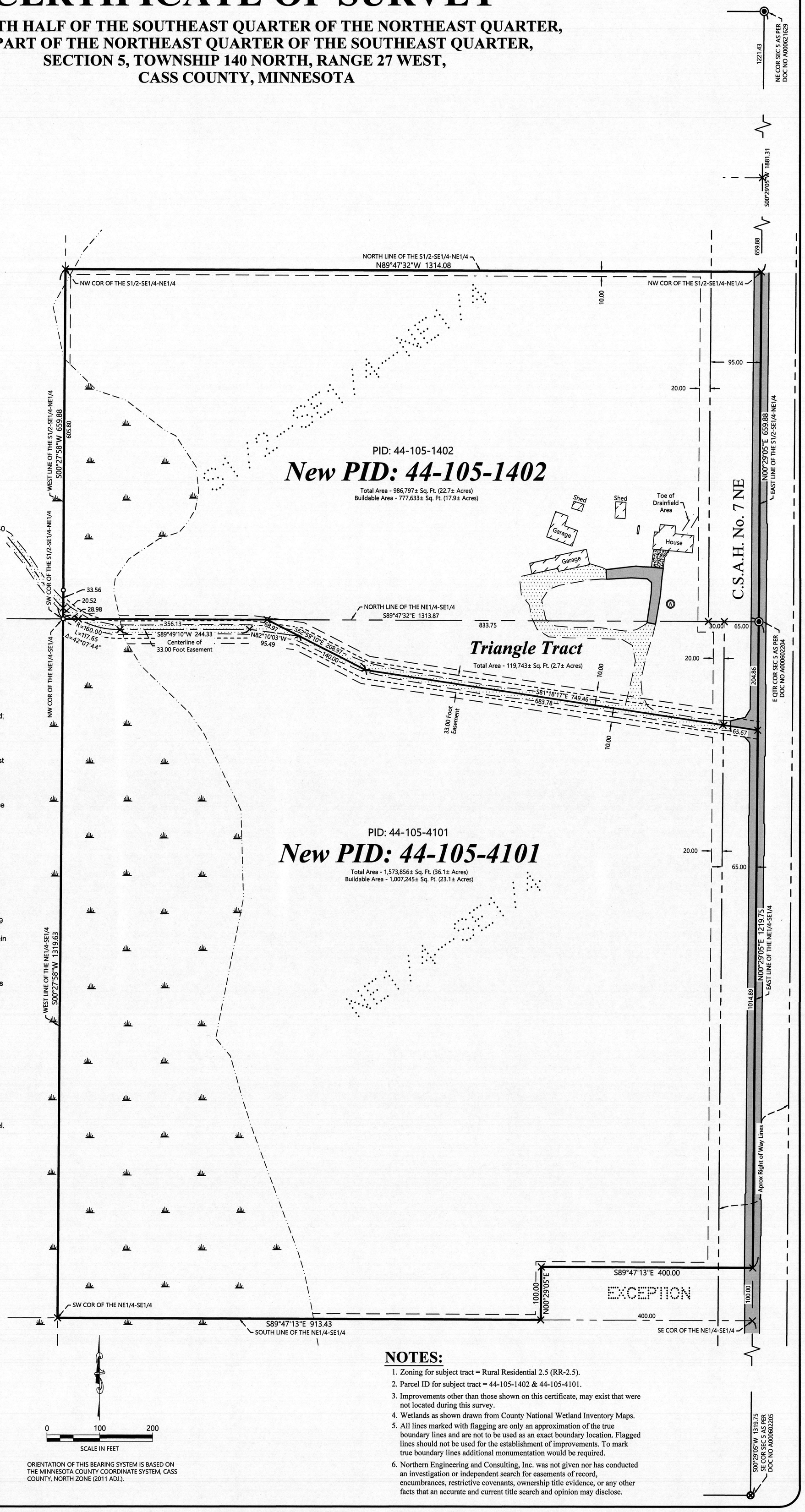
New PID: 44-105-4101
That part of the Northeast Quarter of the Southeast Quarter, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota described as follows: COMMENCING at the East Quarter Corner of said Section 5, thence South 00 degrees 29 minutes 05 seconds West, assigned bearing, along the east line of said Northeast Quarter of the Southeast Quarter, 204.86 feet to the Point of Beginning of the tract to be herein described; thence North 81 degrees 18 minutes 17 seconds West 749.46 feet; thence North 62 degrees 59 minutes 10 seconds West 208.97 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 47 minutes 32 seconds West, along said north line, 385.11 feet to the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 27 minutes 58 seconds West, along the west line of said Northeast Quarter of the Southeast Quarter, 1319.63 feet to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 47 minutes 13 seconds East, along the south line of said Northeast Quarter of the Southeast Quarter, 913.43 feet; thence North 00 degrees 29 minutes 05 seconds East 100.00 feet; thence South 89 degrees 47 minutes 13 seconds East 400.00 feet to said east line; thence North 00 degrees 29 minutes 05 seconds East, along said east line, 1014.89 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 7 NE.
SUBJECT to and TOGETHER with 33.00 foot Easement.

33.00 Foot Easement
A 33.00 foot wide easement for ingress and egress purposes over, under, and across that part of the South Half of the Southeast Quarter of the Northeast Quarter and of the Northeast Quarter of the Southeast Quarter, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the East Quarter Corner of said Section 5, thence South 00 degrees 29 minutes 05 seconds West, assigned bearing, along the east line of said Northeast Quarter of the Southeast Quarter, 204.86 feet to the Point of Beginning of the centerline to be herein described; thence North 81 degrees 18 minutes 17 seconds West 749.46 feet; thence North 62 degrees 59 minutes 10 seconds West 140.00 feet; thence North 82 degrees 10 minutes 03 seconds West 95.49 feet; thence South 89 degrees 49 minutes 10 seconds West 244.33 feet; thence northwesterly 117.65 feet along a tangential curve, concave to the northeast, having a radius of 160.00 feet, and a central angle of 42 degrees 07 minutes 44 seconds to the west line of said South Half of the Southeast Quarter of the Northeast Quarter and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and the west line of said Northeast Quarter of the Southeast Quarter.

Triangle Tract
That part of the Northeast Quarter of the Southeast Quarter, Section 5, Township 140 North, Range 27 West, Cass County, Minnesota described as follows: BEGINNING at the East Quarter Corner of said Section 5, thence South 00 degrees 29 minutes 05 seconds West, assigned bearing, along the east line of said Northeast Quarter of the Southeast Quarter, 204.86 feet; thence North 81 degrees 18 minutes 17 seconds West 749.46 feet; thence North 62 degrees 59 minutes 10 seconds West 208.97 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 47 minutes 32 seconds East, along said north line, 928.75 feet to the point of beginning.
SUBJECT TRACT is non-compliant on it's own and must be attached to an adjacent parcel.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to C.S.A.H. No. 7 NE.
SUBJECT to and TOGETHER with 33.00 foot Easement.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- FOUND CAST IRON MONUMENT
- DENOTES ALUMINUM CAPPED MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING WELL
- DENOTES EXISTING LP TANK
- DENOTES EXISTING BUILDING (located at eave corners)
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES NON-DELINEATED WETLAND(S)



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 = 44-105-1402 & 44-105-4101.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown drawn from County National Wetland Inventory Maps.
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 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.

SHEET NO. 1 OF 1
JOB NO. 23-291
DATE: 12-28-2023

CERTIFICATE OF SURVEY
Gary Slagle
3188 46th Street NE
Remer, MN 56672

NORTHERN ENGINEERING NECI & 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.

12/28/23
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY