

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 27, TOWNSHIP 141 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

000658761
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
4/14/2020 11:53:11 AM
AS DOC #: A000658761
PAGES: 3
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SF Dep TX#: 160961

38-027-3200
45-031-2106
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() Filed (X) Not required
Date: April 14 2020
SANDRA MORIKANE
Cass County MN Auditor-Treasurer
By: *[Signature]*
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: April 8, 2020

FOR VALUABLE CONSIDERATION, Peter G. Eckman and Vicki K. Eckman, husband and wife, ("Grantor"), hereby conveys and quitclaims to Peter G. Eckman and Vicki K. Eckman, or their successor, as Trustees of the Peter G. Eckman and Vicki K. Eckman Trust under Agreement dated April 8, 2020 ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

See attached Exhibit "A".

EXHIBIT A LEGAL DESCRIPTION

The Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼), Section Twenty-seven (27),
Township One Hundred Forty-one (141), Range Thirty-one (31), Cass County, Minnesota.

PROPOSED DESCRIPTIONS:

Tract 1

That part of the Northwest Quarter of the Southwest Quarter, Section 27, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 47 minutes 39 seconds East, assigned bearing, along the north line thereof, 1278.00 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 03 degrees 09 minutes 57 seconds West, along the east line of said Northwest Quarter of the Southwest Quarter, 195.50 feet to the Point of Beginning of the tract to be herein described; thence North 86 degrees 50 minutes 03 seconds West 598.48 feet; thence South 29 degrees 24 minutes 15 seconds East 593.31 feet; thence South 86 degrees 50 minutes 03 seconds East 279.08 feet to said east line; thence North 03 degrees 09 minutes 57 seconds East, along said east line, 500.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to 33.00 Foot Easement.

Remainder Tract

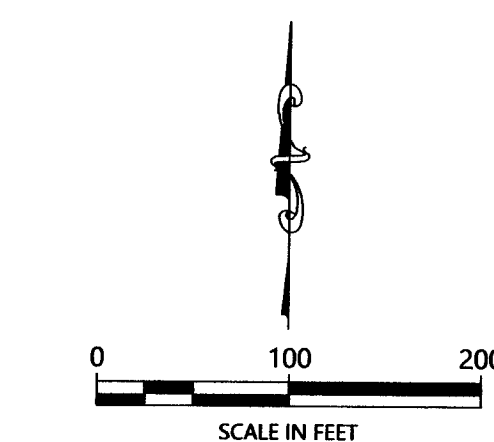
That part of the Northwest Quarter of the Southwest Quarter, Section 27, Township 141 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 47 minutes 39 seconds East, assigned bearing, along the north line thereof, 1278.00 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 03 degrees 09 minutes 57 seconds West, along the east line of said Northwest Quarter of the Southwest Quarter, 195.50 feet; thence North 86 degrees 50 minutes 03 seconds East 279.08 feet to said east line; thence South 03 degrees 09 minutes 57 seconds West, along said east line, 626.90 feet to the southeast corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 50 minutes 31 seconds West, along the south line of said Northwest Quarter of the Southwest Quarter, 1266.53 feet to the southwest corner of said Northwest Quarter of the Southwest Quarter; thence North 02 degrees 40 minutes 19 seconds East, along the west line of said Northwest Quarter of the Southwest Quarter, 1320.72 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
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 Northwest Quarter of the Southwest Quarter, Section 27, Township 141 North, Range 31 West, Cass County, Minnesota the centerline of which is described as follows: COMMENCING at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 47 minutes 39 seconds East, assigned bearing, along the north line thereof, 1278.00 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 03 degrees 09 minutes 57 seconds West, along the east line of said Northwest Quarter of the Southwest Quarter, 195.50 feet to the Point of Beginning of said centerline to be herein described; thence South 46 degrees 45 minutes 32 seconds West 488.52 feet; thence South 53 degrees 15 minutes 48 seconds West 35.58 feet and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line and lines that bear South 29 degrees 24 minutes 15 seconds East and North 29 degrees 24 minutes 15 seconds West from the point of termination.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- ⊕ DENOTES BRASS CAPPED MONUMENT FOUND (set by Peter Meyer)
- × DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING WELL
- ⊗ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊗ DENOTES EXISTING GROUND TRANSFORMER
- ⊗ DENOTES EXISTING PHONE PEDESTAL
- ⊗ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING HOSE BIB
- ⊗ DENOTES EXISTING HORSESHOE PIT
- ⊗ DENOTES EXISTING BIRDHOUSE
- ▨ DENOTES EXISTING BUILDING (located at cave corners)
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES DELINEATED WETLANDS
- ▨ DENOTES EDGE NON-DELINEATED WETLAND



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.), ASSIGNING THE NORTH LINE OF THE NW1/4-SW1/4 TO BEAR N89°47'39"E.

NOTES:

- Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 38-027-3200.
- Improvements other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown on "Tract 1" delineated by Patrick Reardon, Wetland Certification No. 1295, on May 13, 2024. Wetlands as shown on "Remainder Tract" drawn from County National Wetland Inventory maps.
- 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 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.

NO.	DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
KERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Vicki Eckman
5393 Bachelor Rd NW
Hackensack, MN 56452

JOB NO. 23-285
DATE: 5-21-2024

SHEET NO.

1 OF 1

