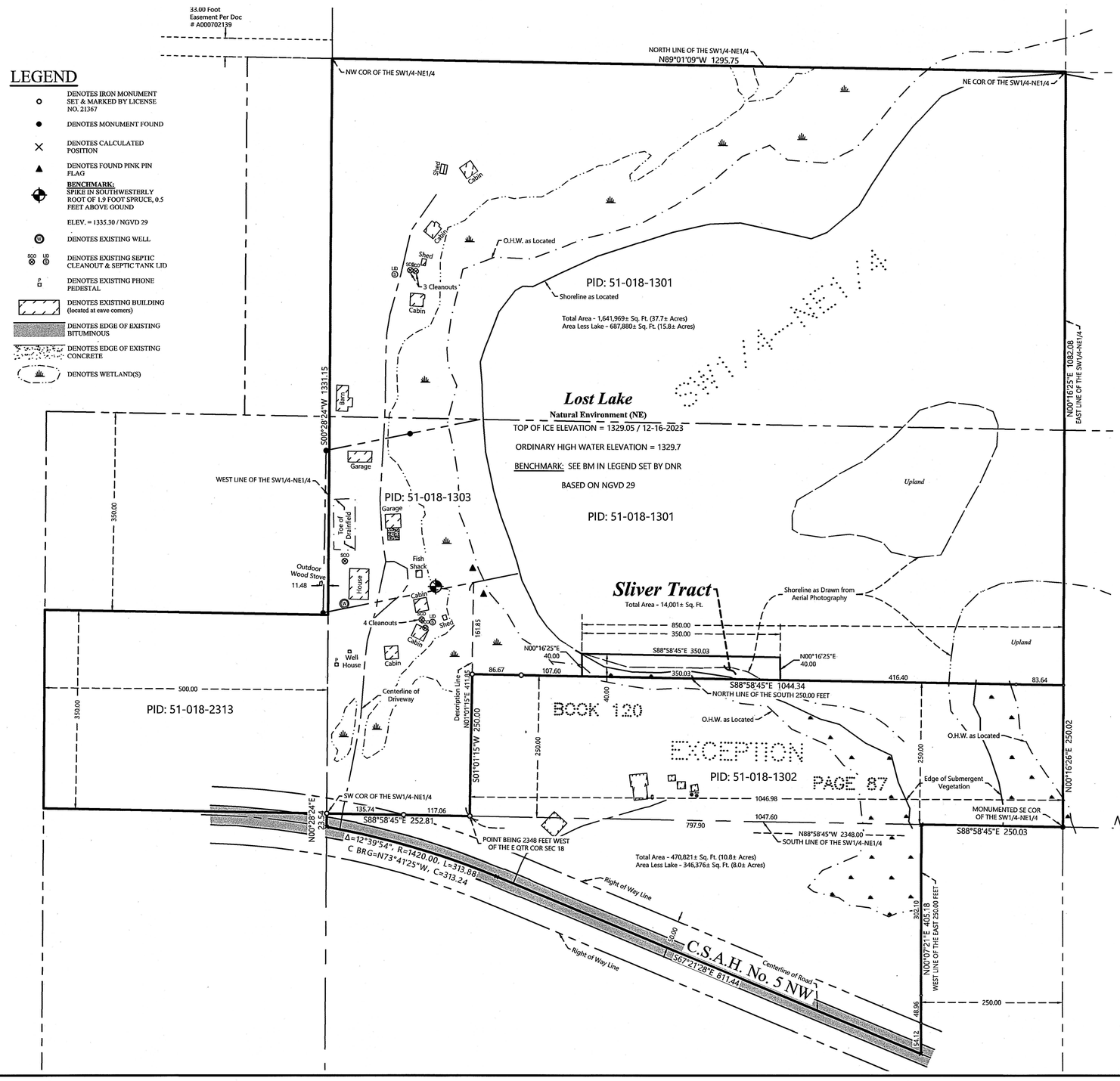
CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 18, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



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

EXISTING DESCRIPTION:

#51-018-1301

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed (✓) not required
Certificate of Real Estate Value No. _____
July 19th, 2001
Sharon B. Anderson
County Auditor
by Shari Fargen
Deputy

438174
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 19th day of July A.D. 20 01 at 12:45 O'clock P.M. and was duly recorded as Micro Doc. No. 438174
Kathleen M. Morley
COUNTY RECORDER
(reserved for recording data)

QUIT CLAIM DEED

STATE DEED TAX DUE HEREON: $1.65
(Consideration is less than $500.)

Date: June 5, 2001

FOR VALUABLE CONSIDERATION, JERRY D. PETERSON and BRENDA PETERSON, husband and wife, and CARL A. PETERSON and SHARI PETERSON, husband and wife, Grantors, hereby convey and quitclaim an undivided 1/3 interest to MARK A. PETERSON, a single person, Grantee, real property in CASS County, Minnesota, described as follows:

The SW ¼ NE ¼, Section 18, Township 140, Range 29 LESS that tract described in Book 120 of Deeds, page 87.

together with all hereditaments and appurtenances belonging thereto.
Check box if applicable:
- ☐ The seller certifies that the seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document.
- ☐ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY,MN # 11625
Deed tax $ 1.65
Date 7/19/01 By cw

Jerry D. Peterson
Jerry D. Peterson

Brenda Peterson
Brenda Peterson

Carl A. Peterson
Carl A. Peterson

Shari Peterson
Shari Peterson

STATE OF MINNESOTA)
) ss.
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 5th day of July, 2001, by Jerry D. Peterson and Brenda Peterson, husband and wife.
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

Melissa J. Olson
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Notary Public-Minnesota
My Comm. Expires Jan. 31, 2005

STATE OF MINNESOTA)
) ss.
COUNTY OF CASS)

The foregoing instrument was acknowledged before me this 10th day of July, 2001, by Carl A. Peterson and Shari Peterson, husband and wife.
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

JAYNE L. GLEASON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

Jayne L. Gleason
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

Tax Statements for the real property described in this instrument should be sent to (include name and address of Grantee):

THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):

MR MARK PETERSON
2198 COUNTY 5 NW
HACKENSACK MN 56452

STEPHEN M. BAKER
BAKER LAW OFFICE
PO Box 924 - Walker MN 56484

PROPOSED DESCRIPTIONS:

Sliver Tract
The West 350.00 feet of the East 850.00 feet of the North 40.00 feet of the South 290.00 feet of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 29 West, Cass County, Minnesota.
SUBJECT tract is non-conforming on it's own and is to be attached to PID: 51-018-1302.
SUBJECT to easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Water Oriented Commercial.
2. Parcel ID for subject tract = 51-018-1301, 51-018-1302, 51-018-1303 & 51-018-2313.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, in May 2024.
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.

REVISIONS:

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 DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
3/3/25
TERRY L. FREEMAN LIC. NO. 21367

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

CERTIFICATE OF SURVEY
Mark Peterson
2198 Co 5 NW
Hackensack, MN 56452

JOB NO. 23-290
DATE: 3-3-2025

SHEET NO.
1 OF 1