

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 27,
AND PART OF GOVERNMENT LOT 4, SECTION 22
TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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38-127-2205, 38-122-3313
No delinquent taxes and transfer orders: Certificate of Real Estate Value
() Paid () Not Required
SEPTEMBER 5 2019
Cass County MN Auditor-Treasurer
By: MJL Deputy
Supra Disclosures
() Not Required () Received (X) Not Received

A000653025
**OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON**
9/5/2019 9:05:19 AM
REC FEES: 46.00
PAGES: 3
**KATHRYN H. MORBY
CASS COUNTY RECORDER
BY NG DEP TXR: 156154
RECORDED ELECTRONICALLY**
(Top 3 inches reserved for recording data)

WARRANTY DEED
Individual(s) to Individual(s) Minnesota Uniform Conveyancing Blanks
Form 10.1.1 (2016)

eCRV number: 1005544

DEED TAX DUE: \$561.00

DATE: September 03, 2019
(month/day/year)

FOR VALUABLE CONSIDERATION, Jonathan Bieloh and Jill Bieloh, married to one another ("Grantor"), hereby conveys and warrants to Mary E. Crowell ("Grantee"), as

(Check only one box.) tenants in common, (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 as tenants in common.)
 joint tenants.

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Check here if all or part of the described real property is Registered (Torrens)

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

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Minnesota Uniform Conveyancing Blanks Form 10.1.1

EXHIBIT "A" LEGAL DESCRIPTION

That part of Government Lot One (1), Section Twenty-seven (27), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, described as follows: Commencing at the northwest corner of said Government Lot 1; thence South 88 degrees 08 minutes 07 seconds East, assigned bearing along the north line thereof 414.14 feet to the point of beginning of the tract to be herein described; thence South 20 degrees 49 minutes 45 seconds East 179.31 feet, more or less, to the centerline of C.S.A.H. No. 12 (formerly Old Akeley Road); thence northeasterly along said centerline to said north line; thence North 88 degrees 08 minutes 07 seconds West along said north line 271.35 feet, more or less, to the point of beginning;

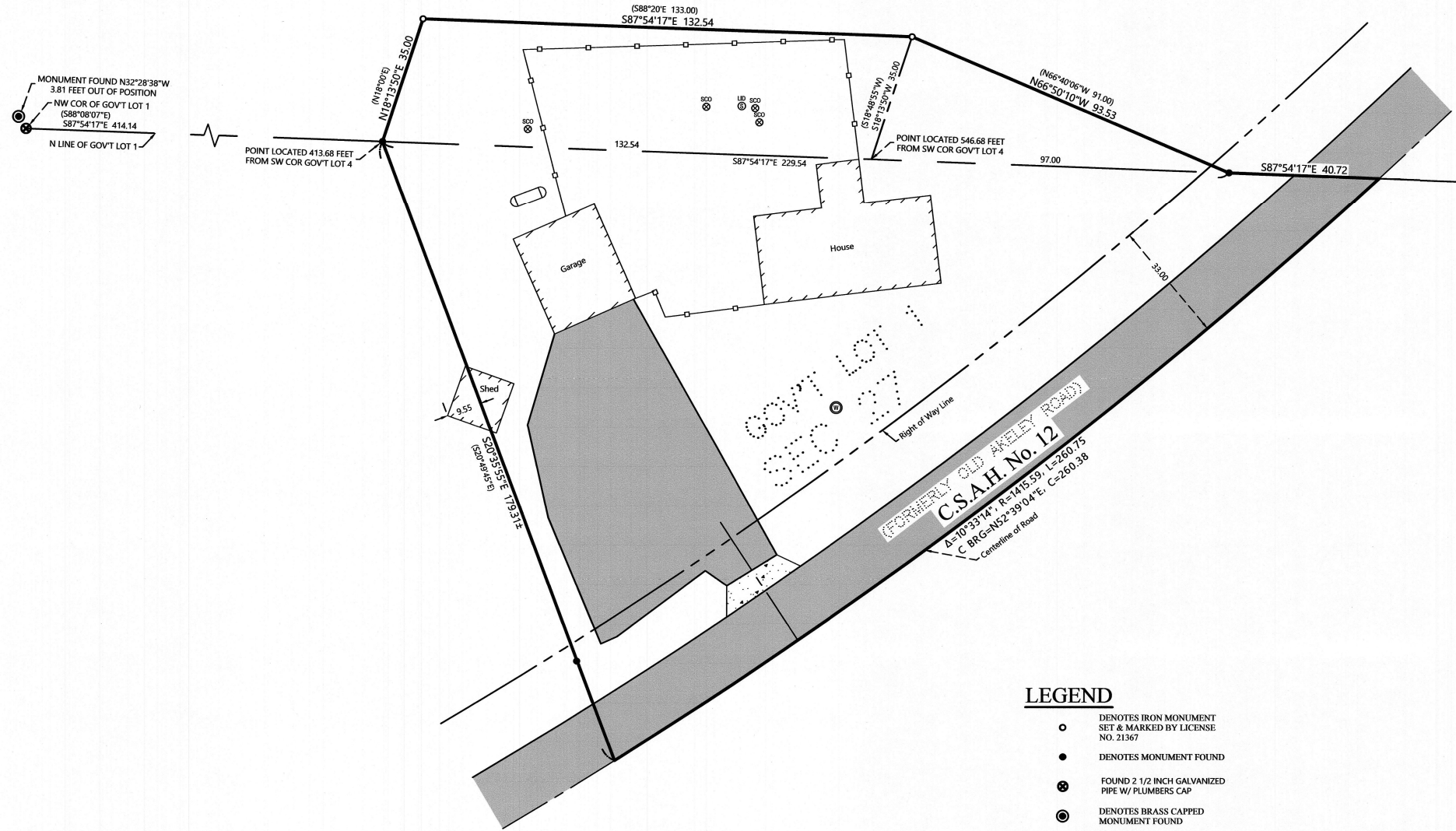
AND

That part of Government Lot Four (4), Section Twenty-two (22), Township One Hundred Forty-two (142), Range Thirty-one (31) described as follows: Beginning at a point lying on the South line of said Government Lot 4; said point of beginning being located South 88 degrees 20 minutes East a distance of 546.68 feet from the Southwest corner of said Government Lot 4; thence continuing South 88 degrees 20 minutes East a distance of 97.0 feet to an iron pin located on the West right of way line of County State Aid Highway 12; thence North 66 degrees 40 minutes 06 seconds West a distance of 91.0 feet to an iron pin; thence South 18 degrees 48 minutes 55 seconds West a distance of 35.0 feet to said point of beginning and there terminating;

AND

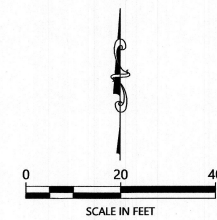
That part of Government Lot Four (4), Section Twenty-two (22), Township One Hundred Forty-two (142), Range Thirty-one (31) described as follows: Beginning at a point on the South line of said Government Lot 4, 413.68 feet distant from the Southwest corner of said Government Lot 4; thence North 18 degrees 00 minutes East a distance of 35.00 feet; thence South 88 degrees 20 minutes East parallel to the South line of said Government Lot 4 a distance of 133.00 feet; thence South 18 degrees 00 minutes West a distance of 35.00 feet; thence North 88 degrees 20 minutes West along the South line of said Government Lot 4 a distance of 133.00 feet to the point of beginning.

Cass County, Minnesota



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ⊗ FOUND 2 1/2 INCH GALVANIZED PIPE W/ PLUMBERS CAP
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED MEASURE
- ⊙ DENOTES EXISTING WELL
- ⊗ ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING WOOD FENCE LINE



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 = Shoreland Residential.
2. Parcel ID for subject tract = 38-127-2205.
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 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.

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.
Terry L. Freeman
 TERRY L. FREEMAN
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Mary Crowell
 P.O. Box 134
 Walker, MN 56484

JOB NO. 22-103
 DATE: 06-16-2022

SHEET NO.
1 OF 1