CERTIFICATE OF SURVEY

PART OF THE WEST HALF OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 143 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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A000675906
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
8/20/2021 1:36:12 PM
REC FEES: 94.00
PAGES: 3
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF DEP TX#: 174572
RECORDED ELECTRONICALLY

20-009-2001

(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: 1297960

DEED TAX DUE: $660.00 — DATE: August 20, 2021

FOR VALUABLE CONSIDERATION, Marcella Buck a/k/a Marcella J. Buck, a single person ("Grantor"), hereby conveys and warrants to Richard R. Schaefer and Nancy A. Schaefer Family Trust under Agreement dated July 23, 2020 ("Grantee"), as

☐ tenants in common, ☐ joint tenants,

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

SEE EXHIBIT "A" ATTACHED HERETO

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EXHIBIT "A"
LEGAL DESCRIPTION

West Half of the Northwest Quarter (W½ of NW¼), Section Nine (9), Township One Hundred Forty-three (143), Range Thirty-one (31);

LESS the following described portion thereof: Beginning at the iron monument at the Northwest corner of said Section 9 and running thence North 89 degrees 49 minutes East along the North line of said Section 9 a distance of 808.78 feet to a second iron monument; thence South 54 degrees 13 minutes West 881.40 feet to a third iron monument on the right of way line of State Highway No. 371; thence Northwesterly along said right of way a distance of 559.75 feet, more or less, to the place of beginning;

AND LESS The Railroad right of way now known as the Heartland Trail.

Cass County, Minnesota

LEGEND

- ○ DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- □ DENOTES SET LATH
- ▲ DENOTES FOUND ORANGE FLAG
- ● DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- Ⓦ DENOTES EXISTING WELL
- SCO ⊗ LID Ⓢ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES NON-DELINEATED WETLAND(S)
- DENOTES DELINEATED WETLAND(S) BY MITCH BRINKS
- DENOTES EXISTING LP TANK
- DENOTES EXISTING UTILITY POLE
- EM DENOTES EXISTING ELECTRIC METER
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING BUILDING

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

PROPOSED DESCRIPTIONS:

Tract 1
That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 46 minutes 51 seconds East, along said north line, 501.75 feet to the Northeast corner of said West Half of the Northwest Quarter; thence South 00 degrees 56 minutes 25 seconds West, along the east line of said West Half of the Northwest Quarter, 1428.15 feet to the northeasterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said northeasterly right of way line, 1447.85 feet to the intersection with a line that bears South 54 degrees 37 minutes 09 seconds West from the point of beginning; thence North 54 degrees 37 minutes 09 seconds East 316.58 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with 33.00 foot Easement No. 1 and Heartland Easement.

Tract 2
That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 89 degrees 46 minutes 51 seconds East, assigned bearing, along the north line of said West Half of the Northwest Quarter, 808.79 feet; thence South 54 degrees 37 minutes 09 seconds West 881.41 feet to a point to be hereinafter referred to as Point "A"; thence BEGINNING at said Northwest corner; thence South 01 degrees 00 minutes 34 seconds West, along the west line of said West Half of the Northwest Quarter, 1050.88 feet; thence South 89 degrees 29 minutes 24 seconds East 968.77 feet to the southwesterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said southwesterly right of way line, 946.40 feet to the intersection with a line that bears North 54 degrees 37 minutes 09 seconds East from said Point "A"; thence South 54 degrees 37 minutes 09 seconds West 464.46 feet to said Point "A"; thence North 09 degrees 57 minutes 35 seconds West 521.29 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway No. 371.
SUBJECT to 33.00 foot Easement No. 1.

Tract 3
That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet to the Point of Beginning of the tract to be herein described; thence South 89 degrees 29 minutes 24 seconds East 770.03 feet; thence South 01 degrees 00 minutes 34 seconds West 562.02 feet; thence North 57 degrees 38 minutes 05 seconds West 155.11 feet; thence North 69 degrees 33 minutes 10 seconds West 112.54 feet; thence South 81 degrees 18 minutes 27 seconds West 242.54 feet; thence North 89 degrees 29 minutes 24 seconds West 292.35 feet to said west line; thence North 01 degrees 00 minutes 34 seconds East 480.57 feet along said west line to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway No. 371.
TOGETHER with 33.00 foot Easement No. 2.

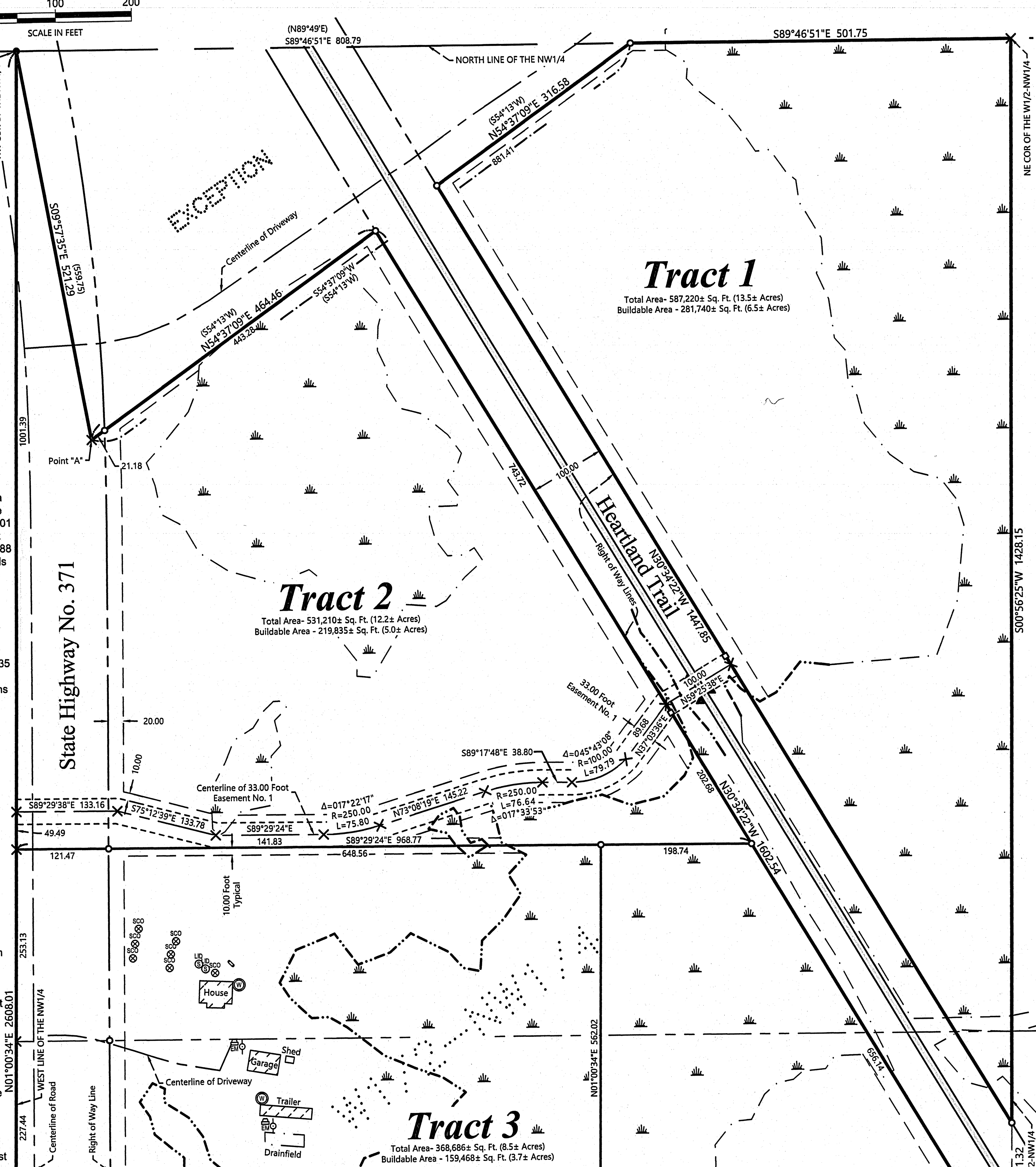
33.00 foot Easement No. 1
A 33.00 foot wide easement for ingress, egress and utilities including non-obstructed rights of maintenance and improvements to the driveway and utilities over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1001.39 feet to the Point of Beginning of the centerline to be herein described; thence South 89 degrees 29 minutes 38 seconds East 133.16 feet; thence South 75 degrees 12 minutes 39 seconds East 133.78 feet; thence South 89 degrees 29 minutes 24 seconds East 141.83 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 seconds 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 33 minutes 53 seconds; thence South 89 degrees 17 minutes 48 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southwesterly right of way line of the Heartland Trail; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeasterly right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said west line and said northeasterly right of way line.

Heartland Trail Easement
A 33.00 foot wide easement for ingress and egress over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1034.38 feet; thence South 89 degrees 29 minutes 24 seconds East 404.92 feet; thence easterly 75.80 feet along a tangential curve, concave to the north, having a radius of 250.00 feet and a central angle of 17 seconds 22 minutes 17 seconds; thence North 73 degrees 08 minutes 19 seconds East, tangent to last described curve, 145.22 feet; thence easterly 76.64 feet along a tangential curve, concave to the south, having a radius of 250.00 feet and a central angle of 17 degrees 33 minutes 53 seconds; thence South 89 degrees 17 minutes 48 seconds East, tangent to last described curve, 38.80 feet; thence northeasterly 79.79 feet along a tangential curve, concave to the northwest, having a radius of 100.00 feet and a central angle of 45 degrees 43 minutes 08 seconds; thence North 37 degrees 03 minutes 36 seconds East, not tangent to last described curve, 89.68 feet to the southwesterly right of way line of the Heartland Trail and the Point of Beginning of the centerline to be herein described; thence North 59 degrees 25 minutes 38 seconds East 100.00 feet to the northeasterly right of way line of the Heartland Trail and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said southwesterly and said northeasterly right of way lines.
Said easement to contain 3,300 Sq. Ft. more or less.

Tract 4
That part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1050.88 feet; thence South 89 degrees 29 minutes 24 seconds East 770.03 feet to the Point of Beginning of the tract to be herein described; thence South 01 degrees 00 minutes 34 seconds West 562.02 feet; thence North 57 degrees 38 minutes 05 seconds West 155.11 feet; thence North 69 degrees 33 minutes 10 seconds West 112.54 feet; thence South 81 degrees 18 minutes 27 seconds West 242.54 feet; thence North 89 degrees 29 minutes 24 seconds West 292.35 feet to said west line; thence South 01 degrees 00 minutes 34 seconds West, along said west line, 476.54 feet to the north line of the South 600.00 feet of said West Half of the Northwest Quarter; thence South 89 degrees 29 minutes 24 seconds East, along said north line, 525.02 feet to the east line of the west 525.00 feet of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, along said east line, 600.02 feet to the south line of said West Half of the Northwest Quarter; thence South 89 degrees 29 minutes 24 seconds East, along said south line, 788.61 feet to the Southeast corner of said West Half of the Northwest Quarter; thence North 00 degrees 56 minutes 25 seconds East, along the east line of said West Half of the Northwest Quarter, 995.16 feet to the southwesterly right of way line of the Heartland Trail; thence North 30 degrees 34 minutes 22 seconds West, along said southwesterly right of way line, 656.14 feet to the intersection with a line that bears South 89 degrees 29 minutes 24 seconds East from the point of beginning; thence North 89 degrees 29 minutes 24 seconds West 198.74 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway No. 371.
SUBJECT to and TOGETHER with 33.00 foot Easement No. 2.

Tract 5
The South 600.00 feet of the West 525.00 feet of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway No. 371.

33.00 foot Easement No.2
A 33.00 foot wide easement for ingress, egress and utilities, including non-obstructed rights of maintenance and improvements to the driveway and utilities over, under, and across that part of the West Half of the Northwest Quarter, Section 9, Township 143 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the Northwest corner of said West Half of the Northwest Quarter; thence South 01 degrees 00 minutes 34 seconds West, assigned bearing, along the west line of said West Half of the Northwest Quarter, 1531.45 feet; thence South 89 degrees 29 minutes 24 seconds East 140.85 feet to the Point of Beginning of the centerline to be herein described; thence South 00 degrees 39 minutes 44 seconds East 98.00 feet; thence North 89 degrees 29 minutes 24 seconds West 141.44 feet to the said west line and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on a line perpendicular to the point of beginning and said west line.



NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 20-009-2001.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown delineated by Mitch Brinks, August 2022.
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.

JOB NO. 21-302
DATE: 11-30-2021

SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY
Rick Schaefer
P.O. Box 39
Walker, MN 56484

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
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.

10/29/24

TERRY J. FREEMAN — LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	4-27-2023	Heartland Easement	GAY
2.	5-16-2023	Easement No. 1 Description	GAY
3.	10-17-2023	Change Tracts 3 & 4	GAY
4.	4-30-2024	Easement No. 1	GAY
5.	8-07-2024	Tract 5	GAY
6.	10-29-2024	Tract 5 Wetland/Buildable	LAH