

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3,  
SECTION 05, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA

## EXISTING DESCRIPTION:

Page 1 of 3 A00021515  
 OFFICE OF THE COUNTY CLERK  
 CASS COUNTY, MN  
 24473700, FILED  
 RECORDED  
 10/12/2024 1:24  
 REC FEE: \$6.00  
 PAUSE: 2  
 KATHRYN M. ROBERT  
 CASS COUNTY REC'D  
 10/12/2024 1:24  
 RECORDED ELECTRONIC  
 2025 Crk verified on 10/25/24

(Top 3 inches reserved for recording data)  
**WARRANTY DEED**  
 Minnesota Uniform Gift  
 4CRV number: 571145  
 DEED TAX DUE: \$792.50 DATE: September 30, 2024

FOR VALUABLE CONSIDERATION, Jody Ann Palmer, a single person, Brian Allen Lee, Sewelyle & another, William Lee, Jr., and Steven S. Lee, married to one another ("Grantors"), hereby conveys to KBJ Partnership a Partnership under the laws of the State of Minnesota ("Grantee"), real property Minnesota, legally described as follows:

Government Lot Three (3), Section Five (5), Township One Hundred Forty-two (142), Range Thirty-part of said Government Lot 3, which lies Southwest of State Highway No. 371.

Cass County, Minnesota

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

together with all hereditaments and appurtenances belonging thereto, subject to the following except (a) building and zoning laws, ordinances, and state and federal regulations;

(b) restrictions relating to use or improvement of the property without effective forfeiture provisions;

(c) reservation of any mineral rights by the State of Minnesota;

(d) utility and drainage easements which do not interfere with existing improvements

Check applicable box:  
 The Seller certifies that the Seller does not know of any wells on the described real property.  
 A well description is included in this document or has been electronically filed. (if electronically filed, the well ID number is: \_\_\_\_\_)  
 I am familiar with the property described in this instrument and I certify that the status and number of well property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY, MN # 24473700  
 Doc Ref # 571145  
 Date 10/12/2024

## PROPOSED DESCRIPTIONS:

**TRACT 1**  
 That part of the North 200.00 feet of Government Lot 3, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, which lies easterly of the MN DNR Heartland Trail (former Railroad).  
 Subject to Ponderosa Drive NW.  
 Subject to easements, restrictions and reservations of record.

**TRACT 2**  
 That part of the South 200.00 feet of the North 400.00 feet of Government Lot 3, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, which lies easterly of the MN DNR Heartland Trail (former Railroad).  
 Subject to Ponderosa Drive NW.  
 Subject to easements, restrictions and reservations of record.

**TRACT 3**  
 That part of the South 230.00 feet of the North 630.00 feet of Government Lot 3, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, which lies easterly of the MN DNR Heartland Trail (former Railroad).  
 Subject to Ponderosa Drive NW.  
 Subject to easements, restrictions and reservations of record.

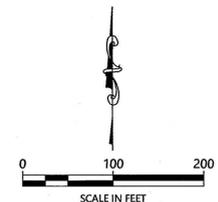
**TRACT 4**  
 That part of Government Lot 3, Section 5, Township 142 North, Range 31 West, Cass County, Minnesota, which lies southerly of the North 630.00 feet thereof and easterly of the MN DNR Heartland Trail (former Railroad).  
 Subject to Ponderosa Drive NW.  
 Subject to easements, restrictions and reservations of record.

## LEGEND

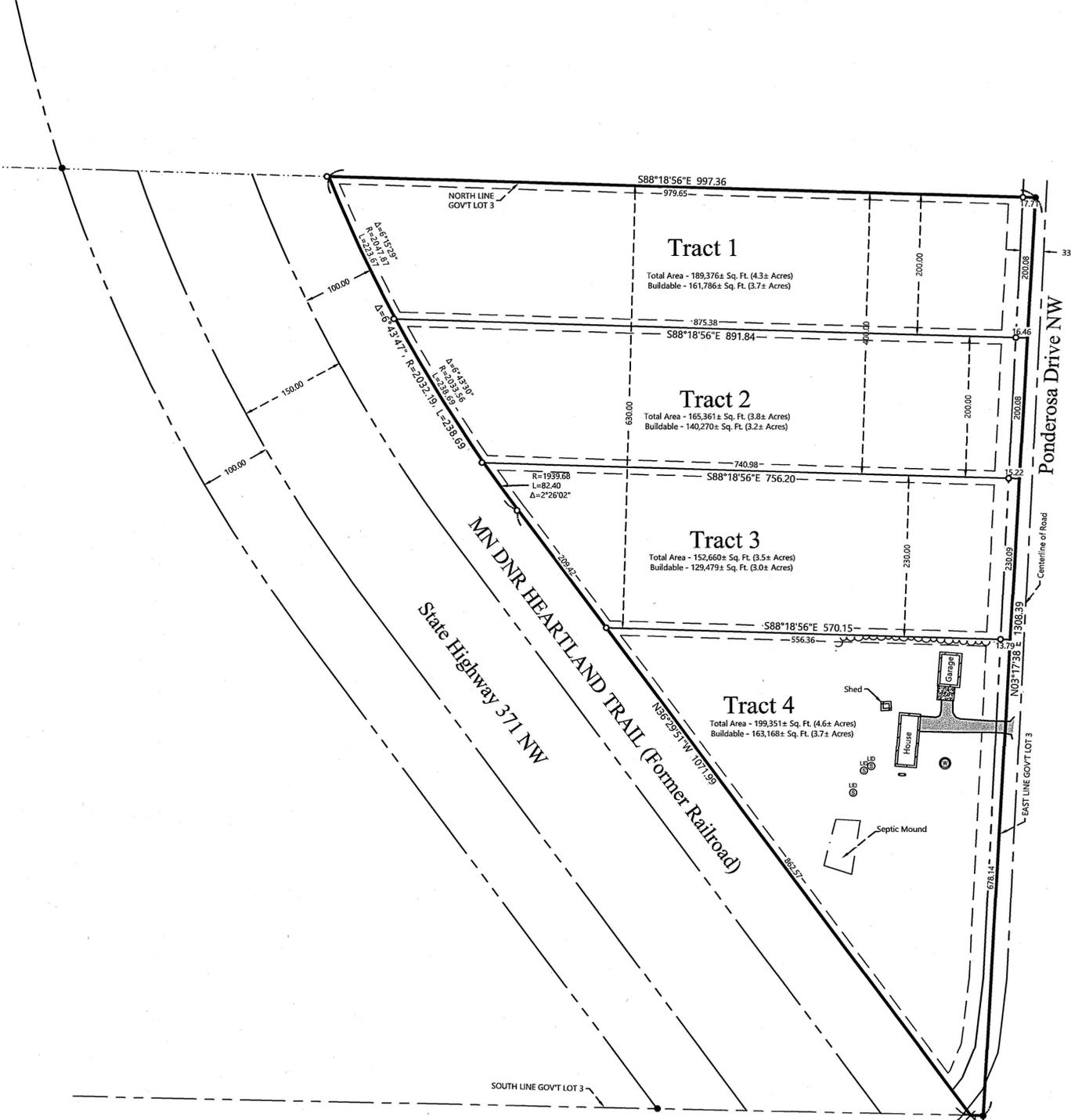
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC TANK LID
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▨ DENOTES EDGE OF EXISTING CONCRETE
- ▨ DENOTES EXISTING BUILDING
- ~ DENOTES EDGE OF LAWN

## NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 38-105-2101.
3. Improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. See No Wetlands letter by Patrick Reardon, Wetlands Certification No. 1295, dated May 16, 2025.
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.



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



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.  
 TERRY L. EBERMAN  
 LIC. NO. 21367  
 5/16/25



CERTIFICATE OF SURVEY  
 KBJ Partnership  
 6392 Ponderosa Drive  
 Walker, MN 56484

JOB NO. 24-273  
 DATE: 5-16-2025  
 SHEET NO.  
 1 OF 1