

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 21, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

19-021-4302 Page 1 of 2 ADD0708773

19-021-4302
CASS COUNTY, MINNESOTA
RECORDED ON
JANUARY 10, 2025
BY: [Signature]
DEP: 201526
RECORDED ELECTRONICALLY

OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
1/15/2025 11:34:52 AM
RECEIVED
AS DOC # ADD0708773
PAGE: 5

WARRANTY DEED
Individuals to Joint Tenants
Minnesota Uniform Conveyancing Blanks
Form 19.1A (2015)

DEED number: 1705555
DEED TAX DUE: \$728.00
DATE: January 10, 2025

FOR VALUABLE CONSIDERATION, Richard B. Kramer, a single person ("Grantor"), hereby conveyed and warrants to Michael Carl Czek and Nicole Lynn Anderson ("Grantees"), as joint tenants, real property in Cass County, Minnesota, legally described as follows:

That part of the Southwest Quarter of the Southeast Quarter (SW1/4-SE1/4), Section Twenty-One (21), Township One Hundred Forty-One (41) North, Range Twenty-eight (28) West, Cass County, Minnesota.

Together with and subject to easements of record, if any.

Check here if all or part of the described real property in Registered (Tentative) ☐

Together with all improvements and appurtenances belonging thereto, subject to the following exceptions:
(a) building and zoning laws, ordinances, and state and federal regulations;
(b) easements relating to use or improvement of the property without effect of the following 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 disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number.)
☐ I am familiar with the property described in this instrument and I certify that the actual and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

CASS COUNTY MINNESOTA
Circuit # 2306
Date: 1/15/2025 BY: [Signature]

PROPOSED DESCRIPTIONS:

TRACT 1

That part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 12 minutes 17 seconds West, assigned bearing, along the north line thereof, 410.06 feet to Point of Beginning of the tract to be herein described; thence South 00 degrees 47 minutes 43 seconds West 350.00 feet; thence North 89 degrees 12 minutes 17 seconds West 663.38 feet to the centerline of County 125 NE; thence North 29 degrees 52 minutes 33 seconds West, along said centerline, 406.92 feet to said north line; thence South 89 degrees 12 minutes 17 seconds East, along said north line, 870.56 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record.

SUBJECT to right of way of County 125 NE.

SUBJECT to and TOGETHER with (see 33.00 Foot Easement).

TRACT 2

That part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: BEGINNING at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 12 minutes 17 seconds West, assigned bearing, along the north line thereof, 410.06 feet; thence South 00 degrees 47 minutes 43 seconds West 350.00 feet; thence North 89 degrees 12 minutes 17 seconds West 663.38 feet to the centerline of County 125 NE; thence North 29 degrees 52 minutes 33 seconds West, along said centerline, 406.92 feet to said north line; thence South 89 degrees 12 minutes 17 seconds East, along said east line, 870.56 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record.

TOGETHER with (see 33.00 Foot Easement).

HOUSE TRACT

That part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 12 minutes 17 seconds West, assigned bearing, along the north line thereof, 410.06 feet; thence South 00 degrees 47 minutes 43 seconds West 350.00 feet to Point of Beginning of the tract to be herein described; thence continue South 00 degrees 47 minutes 43 seconds West 381.53 feet; thence North 89 degrees 11 minutes 54 seconds West 446.66 feet to the centerline of County 125 NE; thence northwesterly 189.67 feet along said centerline being a non-tangential curve, concave to the southwest, having a radius of 2196.44 feet, a central angle of 04 degrees 56 minutes 52 seconds and the chord bears North 27 degrees 24 minutes 07 seconds West for a chord distance of 189.62 feet; thence North 29 degrees 52 minutes 33 seconds West, along said centerline, tangent to said curve 249.23 feet to the intersection with a line bearing North 89 degrees 12 minutes 17 seconds West from the point of beginning; thence South 89 degrees 12 minutes 17 seconds East 663.38 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record.

SUBJECT to right of way of County 125 NE.

TRACT 3

That part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 141 North, Range 28 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 12 minutes 17 seconds West, assigned bearing, along the north line thereof, 410.06 feet; thence South 00 degrees 47 minutes 43 seconds West 350.00 feet to Point of Beginning of the tract to be herein described; thence continue South 00 degrees 47 minutes 43 seconds West, along said east line, 600.02 feet to the southeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 11 minutes 54 seconds West, along the south line thereof, 569.54 feet to the centerline of County 125 NE; thence North 13 degrees 14 minutes 46 seconds West, along said centerline, 185.17 feet; thence northwesterly 447.81 feet along said centerline being a tangential curve, concave the southwest, having a radius of 2196.44 feet and a central angle of 11 degrees 40 minutes 53 seconds to the intersection with a line bearing North 89 degrees 11 minutes 54 seconds West from the point of beginning; thence South 89 degrees 11 minutes 54 seconds East 446.66 feet to the point of beginning.

SUBJECT to easements, restrictions and reservations of record.

SUBJECT to right of way of County 125 NE.

33.00 FOOT EASEMENT

An easement for ingress, egress and utilities 33.00 feet in width over, under and across that part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 141 North, Range 28 West, Cass County, Minnesota the southerly line of which is described as follows: COMMENCING at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 12 minutes 17 seconds West, assigned bearing, along the north line thereof, 410.06 feet; thence South 00 degrees 47 minutes 43 seconds West 350.00 feet to Point of Beginning of the southerly line to be herein described; thence North 89 degrees 12 minutes 17 seconds West 663.38 feet to the centerline of County 125 NE and said described southerly line there terminating. The northerly line of said 33.00 foot wide easement shall be prolonged or shortened to terminate on said centerline and a line that bears North 00 degrees 47 minutes 43 seconds East from the point of beginning.

NOTES:

- Zoning for subject tract = Rural Residential 5 (RR-5).
- Parcel ID for subject tract = 19-021-4302.
- Improvements, other than those shown on this certificate, may exist that were not located during this survey.
- Wetlands as shown delineated by Patrick Reardon, Wetland Certification No. 1295, in May 2025.
- 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- DENOTES SET LATH
- ⊙ DENOTES GLO BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND 2" IP W/ 3" CAP
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊖ DENOTES EXISTING LP TANK
- ⊗ DENOTES EXISTING WELL
- ⋯ DENOTES EDGE OF EXISTING GRAVEL
- ▨ DENOTES EXISTING BUILDING
- ⊕ DENOTES DELINEATED WETLAND(S)

CERTIFICATE OF SURVEY

Mike Czek
P.O. Box 313
Longville, MN 56655

JOB NO. 25-003

DATE: 5-22-2025

SHEET NO.

1 OF 1

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.

5/22/25
TERRY L. FREEMAN
LIC. NO. 21367



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