

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 3 of 3 A000647905

EXHIBIT "A"

LEGAL DESCRIPTION

Northeast Quarter of the Southeast Quarter (NE¹/₄ of SE¹/₄), Section Twenty (20), Township One Hundred Forty-two (142), Range Thirty-one (31);

EXCEPT all that part of said Northeast Quarter of the Southeast Quarter lying North of the Township Road running in a generally Northeasterly to Southwesterly direction;

AND EXCEPT the East Half of said Northeast Quarter of the Southeast Quarter;

AND EXCEPT that part of said Northeast Quarter of the Southeast Quarter described as follows: Commencing at the Northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 4 degrees 41 minutes 20 seconds East 344.18 feet along the West line of said Northeast Quarter of the Southeast Quarter to a point on the Southerly right of way line of the Township Road, the point of beginning; thence South 4 degrees 41 minutes 20 seconds East 479.82 feet along said West line; thence North 85 degrees 18 minutes 40 seconds East 308.00 feet; thence North 4 degrees 41 minutes 20 seconds West 569.61 feet to a point on said Southerly right of way line; thence South 69 degrees 03 minutes 26 seconds West 320.83 feet along said right of way line to the point of beginning.

Cass County, Minnesota

PROPOSED DESCRIPTION:

TRACT A

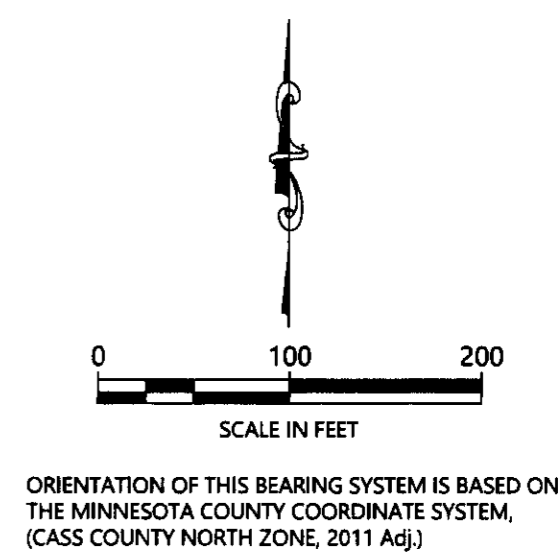
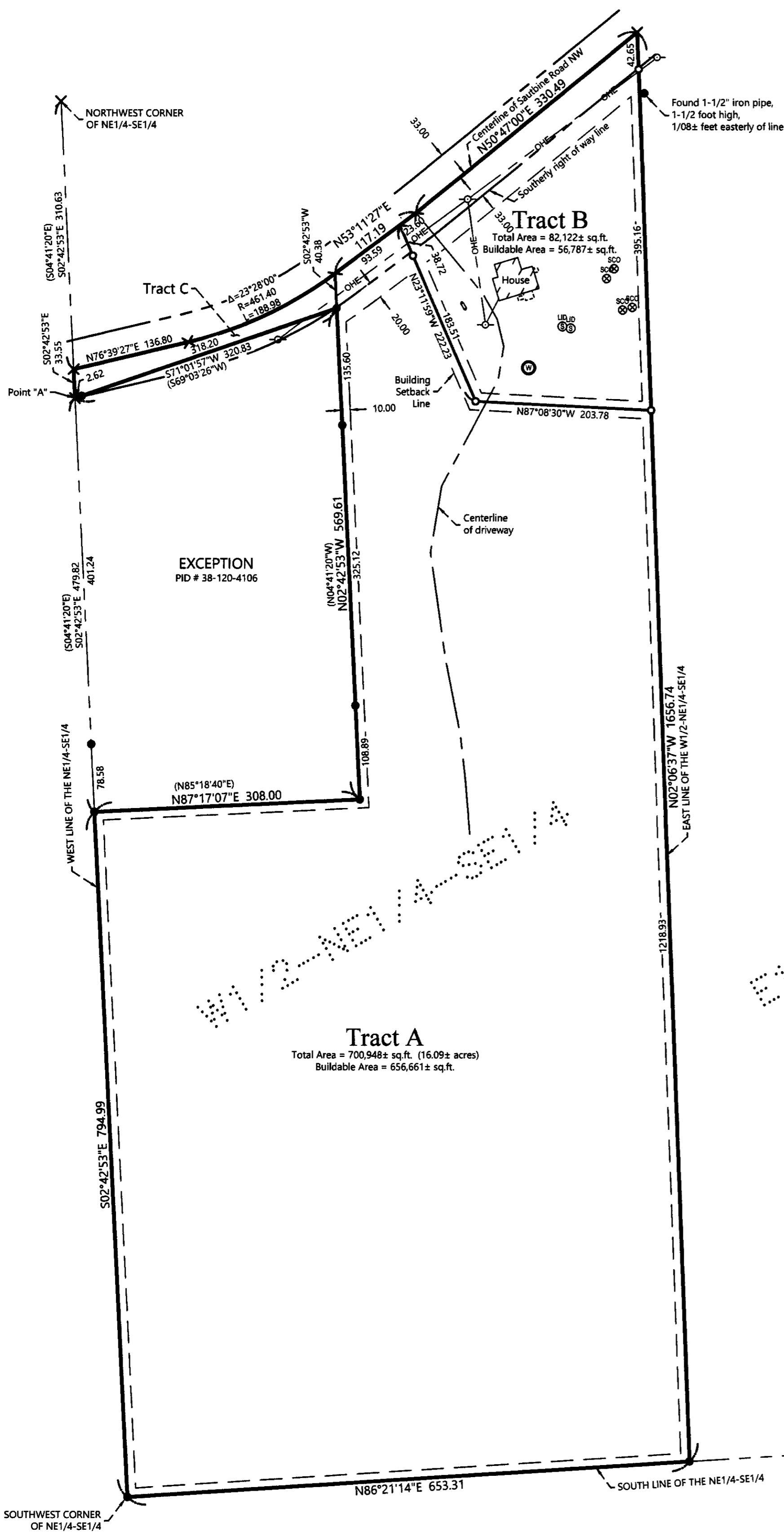
That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 824.00 feet; thence North 87 degrees 17 minutes 07 seconds East 308.00 feet to the point of beginning of the tract to be herein described; thence South 87 degrees 17 minutes 07 seconds West 308.00 feet to said west line; thence South 02 degrees 42 minutes 53 seconds East, along said west line, 794.99 feet to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 86 degrees 21 minutes 14 seconds East, along the south line of said Northeast Quarter of the Southeast Quarter, 653.31 feet to the intersection with the east line of said West Half of the Northeast Quarter of the Southeast Quarter; thence North 02 degrees 06 minutes 37 seconds West, along said east line, 1218.93 feet; thence North 87 degrees 08 minutes 30 seconds West 203.78 feet; thence North 23 degrees 11 minutes 59 seconds West 222.23 feet to the centerline of Sautbine Road NW; thence South 53 degrees 11 minutes 27 seconds West, along said centerline, 93.59 feet to the intersection with a line bearing North 02 degrees 42 minutes 53 seconds East from the point of beginning; thence South 02 degrees 42 minutes 53 seconds East 609.99 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Sautbine Road NW right of way.

TRACT B

That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 1618.99 feet to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 86 degrees 21 minutes 14 seconds East, along the south line of said Northeast Quarter of the Southeast Quarter, 653.31 feet to the intersection with the east line of said West Half of the Northeast Quarter of the Southeast Quarter; thence North 02 degrees 06 minutes 37 seconds West, along said east line, 1218.93 feet to the point of beginning of the tract to be herein described; thence North 87 degrees 08 minutes 30 seconds West 203.78 feet; thence North 23 degrees 11 minutes 59 seconds West 222.23 feet to the centerline of Sautbine Road NW; thence North 53 degrees 11 minutes 27 seconds East, along said centerline 23.60 feet; thence North 50 degrees 47 minutes 00 seconds East, along said centerline, 330.49 feet to said east line; thence South 02 degrees 06 minutes 37 seconds East, along said east line, 437.81 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Sautbine Road NW right of way.

TRACT C

That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 344.18 feet to a point hereafter referred to as Point "A"; thence continue South 02 degrees 42 minutes 53 seconds East along said West line 479.82 feet; thence North 87 degrees 17 minutes 07 seconds East 308.00 feet; thence North 02 degrees 42 minutes 53 seconds West 569.61 feet to the intersection with a line bearing North 71 degrees 01 minutes 57 seconds East from said Point "A"; and the point of beginning of the tract to be herein described; thence South 71 degrees 01 minutes 57 seconds West 320.83 feet to the intersection with a line bearing North 02 degrees 42 minutes 53 seconds West, along said west line, 33.55 feet to the centerline of Sautbine Road NW; thence North 76 degrees 39 minutes 27 seconds East, along said centerline, 136.80 feet; thence northeasterly 186.98 feet, along said centerline, also being a tangential curve, concave to the northwest, having a radius of 481.40 feet, and a central angle of 23 degrees 28 minutes 00 seconds to the intersection with a line bearing North 02 degrees 42 minutes 53 seconds East from the point of beginning; thence South 02 degrees 42 minutes 53 seconds West 40.38 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT Tract is non-conforming on its own and must be attached to PID # 38-120-4106.



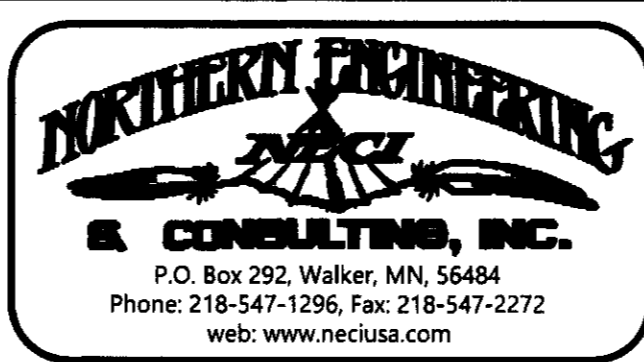
LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING WELL
- ⊙⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE

- NOTES:**
- Zoning for subject tract = Rural Residential 1, (RR-1).
 - Parcel ID for subject tract = 38-120-4104.
 - Improvements other than those shown on this certificate, may exist that were not located during this survey. See "No Wetlands" letter by Aquatic Solutions, July 2020, for subject tract.
 - 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 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.

SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY
Donald Nosbisch
32243 Lake Benedict Rd
Laporte, MN 56461



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 8/24/2020
TERRY L. FREEMAN LIC. NO. 21367

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

8/28/2020, 9214