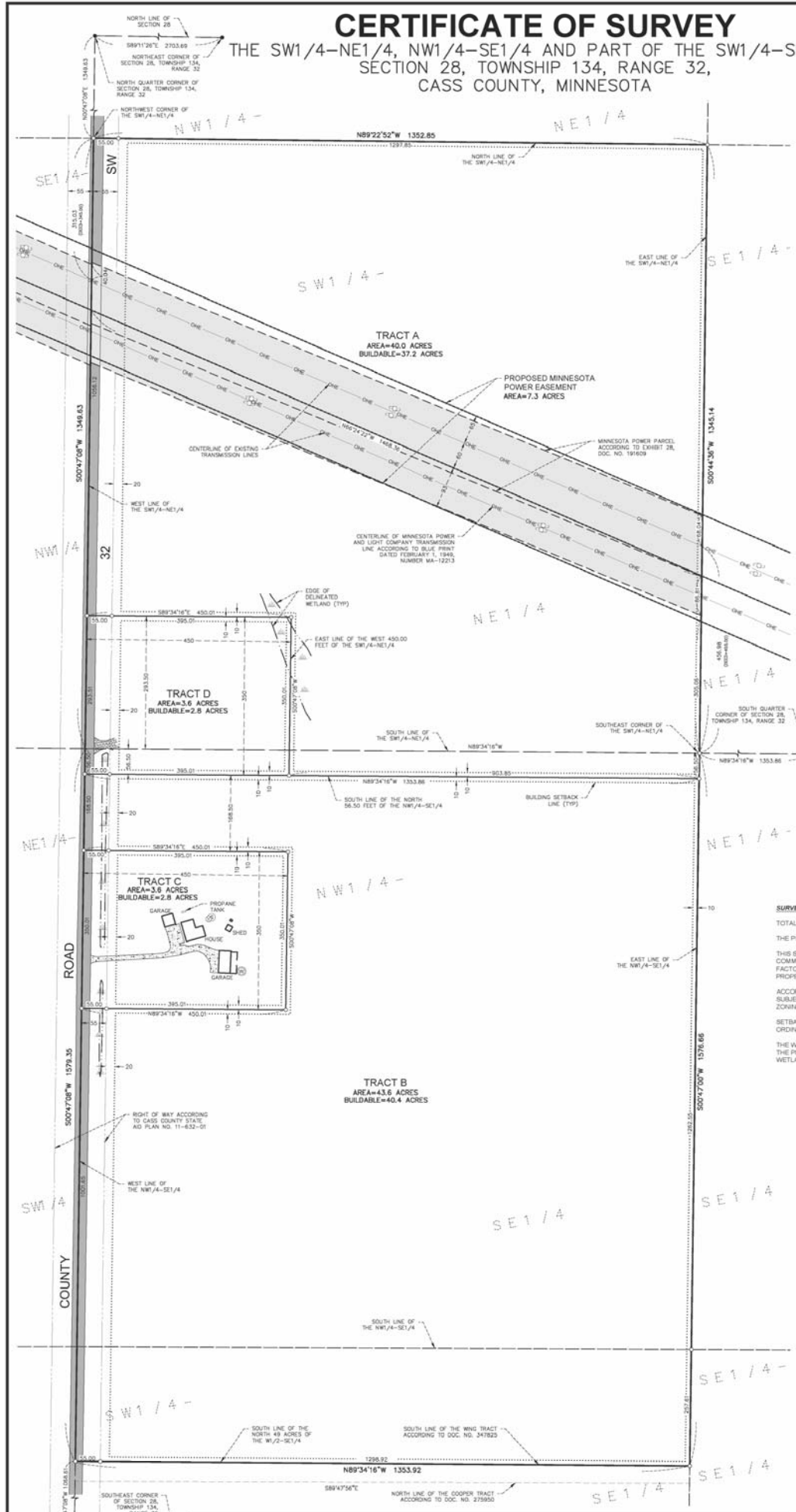


# CERTIFICATE OF SURVEY

THE SW1/4-NE1/4, NW1/4-SE1/4 AND PART OF THE SW1/4-SE1/4,  
SECTION 28, TOWNSHIP 134, RANGE 32,  
CASS COUNTY, MINNESOTA



**EXISTING LEGAL DESCRIPTION (According to Doc. No. 473244 and 4005158):**  
The Southwest Quarter of the Northeast Quarter of Section 28, Township 134 North, Range 32 West, Cass County, Minnesota, except a strip of land 125 feet in width across the Southwest Quarter of the Northeast Quarter being 65 feet north and 60 feet south at right angles to a centerline described as follows: Beginning at a point on the West line which is 345 feet south of the Northwest corner of said tract, thence running Southwesterly to a point on the East line which is 455 feet north of the Southeast corner of said tract.

**AND**  
North 40 Acres of the West One-Half (W 1/2) of the Southwest Quarter (SE 1/4) of Section 28, Township 134, Range 32.

**EXISTING MINNESOTA POWER LEGAL DESCRIPTION (According to Exhibit 28, Doc. No. 19169):**  
A strip of land 125 feet in width across the SW 1/4 NE 1/4 of Section 28 T. 134 N. R. 32 W. being 65 feet north and 60 feet south, at right angles to a centerline described as follows: Beginning at a point on the West line which is 345 feet south of the NW corner of said tract, thence running Southwesterly to a point on the East line which is 455 feet north of the SE corner of said tract.

**PROPOSED TRACT A DESCRIPTION:**  
The Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4), Section 28, Township 134, Range 32, Cass County, Minnesota.  
**AND**  
The North 50.50 feet of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), Section 28, Township 134, Range 32, Cass County, Minnesota.  
**EXCEPT:**  
The South 293.50 feet of the West 450.00 feet of said SW1/4-NE1/4.  
**ALSO EXCEPT:**  
The North 50.50 feet of the West 450.00 feet of said NW1/4-SE1/4.  
Subject to the right of way for County Road 32 SW.

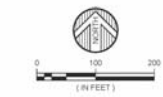
**PROPOSED TRACT B DESCRIPTION:**  
The South 350.00 feet of the North 575.00 feet of the West 450.00 feet of said NW1/4-SE1/4.  
Subject to the right of way for County Road 32 SW.

**PROPOSED TRACT C DESCRIPTION:**  
The South 350.00 feet of the North 575.00 feet of the West 450.00 feet of the Northwest Quarter of the Southeast Quarter, Section 28, Township 134, Range 32, Cass County, Minnesota.  
**EXCEPT:**  
The North 50.50 feet of the West 450.00 feet of the Northwest Quarter of the Southeast Quarter (NW1/4-SE1/4), said Section 28.  
**ALSO EXCEPT:**  
The South 350.00 feet of the North 575.00 feet of the West 450.00 feet of said NW1/4-SE1/4.  
Subject to the right of way for County Road 32 SW.

**PROPOSED TRACT D DESCRIPTION:**  
The South 293.50 feet of the West 450.00 feet of the Southwest Quarter of the Northeast Quarter, Section 28, Township 134, Range 32, Cass County, Minnesota.  
**AND**  
The North 50.50 feet of the West 450.00 feet of the Northwest Quarter of the Southeast Quarter, said Section 28.  
Subject to the right of way for County Road 32 SW.

**PROPOSED MINNESOTA POWER EASEMENT DESCRIPTION (WINDYOUNG PROPERTY):**  
The part of the Southwest Quarter of the Northeast Quarter (SW1/4-NE1/4), Section 28, Township 134, Range 32, Cass County, Minnesota, lying 125.00 feet northerly and lying 50.00 feet southerly of the following described line: Commencing at the southeast corner of said SW1/4-NE1/4, thence North 00 degrees 44 minutes 36 seconds East 391.87 feet along the east line of said SW1/4-NE1/4 to the point of beginning of the line to be described; thence North 00 degrees 24 minutes 22 seconds West 1489.36 feet to the west line of said SW1/4-NE1/4, and said line there terminating. The address of said easement area is prolonged or shortened to terminate at said east and west lines of the SW1/4-NE1/4.  
Subject to easements, reservations or restrictions of record, if any.

**SURVEYOR'S NOTES:**  
TOTAL PROPERTY AREA SURVEYED = 90.8 ACRES  
THE PDS FOR THE SUBJECT PROPERTY ARE 03-028-1303 AND 03-028-4200  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.  
ACCORDING TO THE CASS COUNTY GIS MAPPING APPLICATION, THE SUBJECT PROPERTY IS LOCATED WITHIN THE AGRICULTURAL/FORESTRY ZONING DISTRICT.  
SETBACKS ARE SHOWN ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE, #2020-01.  
THE WETLANDS ON THE SUBJECT PROPERTY ARE SHOWN ACCORDING TO THE PROPERTY REVIEW COMPLETED BY JOEY COEDER, CERTIFIED WETLAND DELINEATOR NO. 1311, ON JUNE 2, 2022.



- ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATUM AND IS:
- DENOTES FOUND IRON MONUMENT
  - DENOTES 1/2 INCH IRON PIPE MONUMENT
  - DENOTES 1/4 INCH IRON PIPE MONUMENT
  - DENOTES POWER POLE
  - DENOTES SEPTIC SYSTEM MANHOLE
  - DENOTES SEPTIC SYSTEM CLEANOUT
  - DENOTES WELL
  - △ DENOTES DELINEATED WETLAND
  - DENOTES BITUMINOUS SURFACE
  - DENOTES GRAVEL SURFACE
  - DENOTES CONCRETE SURFACE

DATE	AMENDMENTS	BY	PREPARED FOR
JULY 15, 2022			GINA YOUNG
SCALE: AS SHOWN			
DRAWN BY: OPS			
CHECKED BY: GNC			
FILE NUMBER: 2021-12088			

WIDSETH  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: 07-15-2022 LIC. NO. 43843