

# ALTA/NSPS Land Title Survey

PART OF GOVERNMENT LOT 12,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

### ALTA Certification

To Desjardins Holding LLC, Land Title Inc., and Stewart Title Guarantee Company, their successors and assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 11(b) of Table A thereof. The fieldwork was completed on January 5, 2023.

1/16/23 (Date)  
Terry L. Freeman (Surveyor's Signature)  
MN License Number 23367

NOTE: This property is abstract.

This survey was based on ALTA Commitment for Title Insurance, Commitment Number 670506.

The estate or interest in the land is Fee Simple.

The land referred to in the Commitments is described as:

That part of Government Lot Twelve (12), Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West, described as follows: Commencing at the Northeast corner of said Government Lot Twelve (12); thence South 87 degrees 45 minutes 41 seconds East 91.47 feet along the North line of said Section Thirty-four (34); thence South 05 degrees 27 minutes 14 seconds West 227.84 feet; thence North 84 degrees 32 minutes 46 seconds West 60.00 feet to the Westerly right of way line of State Highway No. 84, the point of beginning of the tract to be described; thence South 05 degrees 27 minutes 14 seconds West 309.08 feet along said right of way line; thence South 81 degrees 27 minutes 41 seconds West 258.09 feet; thence North 30 degrees 02 minutes 34 seconds West 300.00 feet; thence North 81 degrees 27 minutes 41 seconds East 340.71 feet to the point of beginning.

Cass County, Minnesota

Table A items addressed in this survey:

- Monuments placed (or reference monuments or witness to the corner) at all major corner of the boundary of the surveyed property, unless already marked or reference by existing monuments or witnesses in close proximity of the corner. As shown on survey.
- Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor or observed while conducting the fieldwork. As indicated in title commitment: 2129 State St NE, Longville, MN 56055.
- Gross Land area (and other areas if specified by the client). Area of the property is 89,787+/- square feet.
- Exterior dimensions of all buildings at ground level. As shown on survey.
- Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.5.A.v.) as determined by:
  - markings coordinated by the surveyor pursuant to a private utility locate request. As shown on survey.

Schedule B Part II - Exceptions from Coverage (Title Commitment file No. 670506)

Items 1 through 11 not addressed in this survey.

12. Highway Easement dated December 15, 1936, filed March 19, 1937 as Document Number 225031. As shown on survey.

Surveyor's Notes:

- None.

### LEGEND

- DENOTES MONUMENT FOUND
- X DENOTES CALCULATED POSITION
- OS DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- U DENOTES EXISTING UTILITY POLE
- GF DENOTES EXISTING GROUND TRANSFORMER
- EM DENOTES EXISTING ELECTRIC METER
- AC DENOTES EXISTING AIR CONDITIONER
- SW DENOTES EXISTING SIGN
- UT DENOTES EXISTING BURIED TELEPHONE LINE
- UE DENOTES EXISTING BURIED ELECTRIC CABLE
- EL DENOTES OVERHEAD ELECTRIC LINE
- PF DENOTES EXISTING FENCE LINE
- CB DENOTES EXISTING BUILDING
- EB DENOTES EDGE OF EXISTING BERM/BARRICADE
- CC DENOTES EDGE OF EXISTING CONCRETE

### NOTES:

- Zoning for subject tract = Commercial C-1.
- Parcel ID for subject tract = 19-034-1202.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- Utilities as shown from Geopher State One Call paint markings ticket number 210030214.
- 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.



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

NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Freeman  
1/16/23  
MN License Number 23367



ALTA/NSPS Land Title Survey  
Ben Desjardins  
2435 1st Ave E  
North St. Paul, MN 55109

JOB NO. 23-002  
DATE: 1-16-2023

SHEET NO.  
1 OF 1