

CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

A000675255
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
8/2/2021 3:24:05 PM
AS DOC #: A000675255
PAGES: 3
REC FEES: 44.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY NG Dep TX#: 174020

Page 1 of 3
A000675255

Split From Create New
96-121-0003, 96-121-0004
No delinquent taxes and transfer entered:
Certificate of Real Estate Value
() Filed (X) Not required
Date: August 2, 2021
SANDRA MORIKANE
Cass County MN Auditor-Treasurer

STATE OF MINNESOTA)
) ss.
COUNTY OF CASS)

AFFIDAVIT OF SURVEYOR

Terry L. Freeman, being first duly sworn, on oath deposes and says that:

1. He is a Registered Land Surveyor of the State of Minnesota, License No. 21367.
2. That he surveyed a parcel in part of the Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota.
3. That as part of the survey, I prepared descriptions of Tract 1 and Remainder Tract as shown on Exhibit "A" and a copy of the survey, included as Exhibit "B"
4. To the best of my knowledge and belief the current owner of the above described property is: AC Volker Properties, LLC.
5. Further affiant sayeth not.

Terry L. Freeman
MN. License No. 21367

REMAINDER TRACT

That part of the Southwest Quarter, and the North half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 87 degrees 03 minutes 13 seconds West, assigned bearing, along the south line thereof 223.61 feet; thence North 07 degrees 21 minutes 26 seconds East 1012.12 feet to the Point of Beginning of the tract to be herein described; thence South 07 degrees 21 minutes 26 seconds East 1012.12 feet to said South line; thence North 87 degrees 03 minutes 13 seconds West along said south line 1166.39 feet; thence North 03 degrees 20 minutes 03 seconds East 1778.34 feet to the North line of said Southeast Quarter of said Southwest Quarter; thence South 88 degrees 55 minutes 26 seconds East along said North line 1049.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter, thence South 89 degrees 32 minutes 30 seconds East along the North line of said North Half of the Southwest Quarter of the Southeast Quarter 275.58 feet; thence South 06 degrees 44 minutes 00 seconds West 191.94 feet; thence southerly 352.63 feet along a tangential curve, concave to the east, a radius of 1026.44 feet and a central angle of 19 degrees 41 minutes 02 seconds; thence South 12 degrees 57 minutes 02 seconds East tangent to said curve 169.52 feet to the intersection with a line that bears North 76 degrees 23 minutes 32 seconds East from the point of beginning; thence South 76 degrees 23 minutes 32 seconds West 439.43 feet to the point of beginning.
SUBJECT TO Town Hall Road NW.
SUBJECT TO a 66.00 foot wide roadway and utility easement.
SUBJECT TO easements, restrictions, and reservations of record.

PROPOSED DESCRIPTIONS:

Business Tract

That part of the Southeast Quarter of the Southwest Quarter and the North Half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 87 degrees 03 minutes 13 seconds West, assigned bearing, along the south line thereof 223.61 feet to the Point of Beginning of the tract to be herein described; thence continue North 87 degrees 03 minutes 13 seconds West, along said south line, 545.06 feet; thence North 03 degrees 20 minutes 03 seconds East 556.51 feet; thence North 82 degrees 38 minutes 34 seconds East 433.02 feet to the intersection with a line that bears North 07 degrees 21 minutes 26 seconds West from the point of beginning; thence South 07 degrees 21 minutes 26 seconds East 644.34 feet to the point of beginning.
SUBJECT TO and TOGETHER with a 66.00 foot wide roadway and utility easement.
SUBJECT TO easements, restrictions, and reservations of record.

NEW REMAINDER TRACT

That part of the Southwest Quarter, and the North half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 87 degrees 03 minutes 13 seconds West, assigned bearing, along the south line thereof 768.67 feet; thence North 03 degrees 20 minutes 03 seconds East 556.51 feet; thence North 82 degrees 38 minutes 34 seconds East 433.02 feet; thence North 07 degrees 21 minutes 26 seconds West 367.77 feet to the Point of Beginning of the tract to be herein described; thence reversing South 07 degrees 21 minutes 26 seconds East 367.77 feet; thence South 82 degrees 38 minutes 34 seconds West 433.02 feet; thence South 03 degrees 20 minutes 03 seconds West 556.51 feet to said South line; thence North 87 degrees 03 minutes 13 seconds West along said south line 621.33 feet; thence North 03 degrees 20 minutes 03 seconds East 1778.34 feet to the North line of said Southeast Quarter of said Southwest Quarter; thence South 88 degrees 55 minutes 26 seconds East along said North line 1049.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter, thence South 89 degrees 32 minutes 30 seconds East along the North line of said North Half of the Southwest Quarter of the Southeast Quarter 275.58 feet; thence South 06 degrees 44 minutes 00 seconds West 191.94 feet; thence southerly 352.63 feet along a tangential curve, concave to the east, a radius of 1026.44 feet and a central angle of 19 degrees 41 minutes 02 seconds; thence South 12 degrees 57 minutes 02 seconds East tangent to said curve 169.52 feet to the intersection with a line that bears North 76 degrees 23 minutes 32 seconds East from the point of beginning; thence South 76 degrees 23 minutes 32 seconds West 439.43 feet to the point of beginning.
SUBJECT TO Town Hall Road NW.
SUBJECT TO a 66.00 foot wide roadway and utility easement.
SUBJECT TO easements, restrictions, and reservations of record.

NOTES:

1. Zoning for subject tract = Industrial (I).
2. Parcel ID for subject tract = 96-121-0003.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. 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.
5. 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.

NEW REMAINDER TRACT

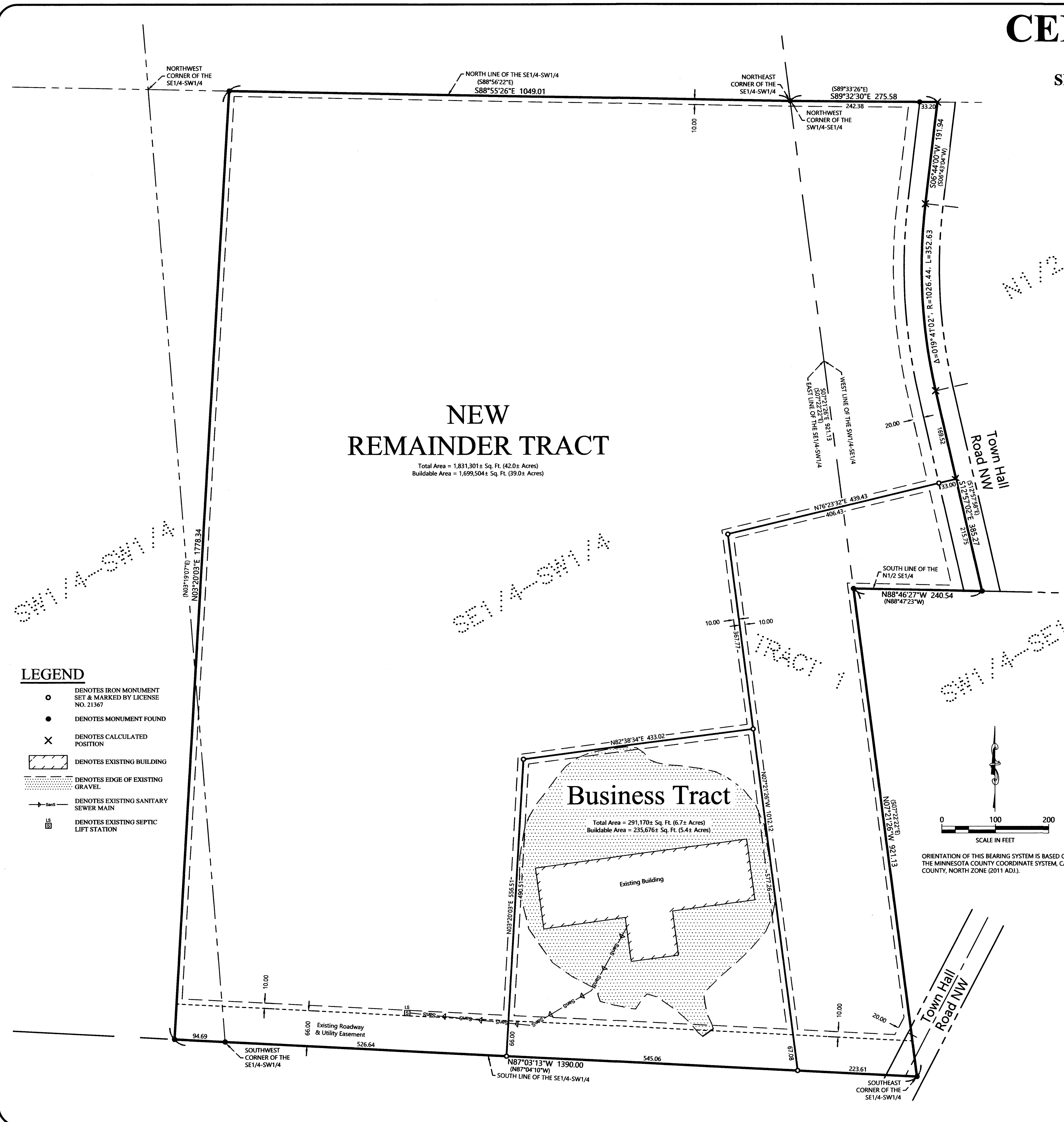
Total Area = 1,831,301± Sq. Ft. (42.0± Acres)
Buildable Area = 1,699,504± Sq. Ft. (39.0± Acres)

Business Tract

Total Area = 291,170± Sq. Ft. (6.7± Acres)
Buildable Area = 235,676± Sq. Ft. (5.4± Acres)

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- ▭ DENOTES EDGE OF EXISTING GRAVEL
- Sewer — DENOTES EXISTING SANITARY SEWER MAIN
- LS DENOTES EXISTING SEPTIC LIFT STATION



REVISIONS:	DATE	DESCRIPTION
1.	4-10-2024	Add Business Tract

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
4/10/24
LIC. NO. 21367

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 282, Walker, MN 56484
Phone: 218-547-1286 Fax: 218-547-2272
web: www.nrecusa.com

CERTIFICATE OF SURVEY
Volker Properties
P.O. Box 999
Walker, MN 56484

JOB NO. 21-078
DATE: 03-24-2021

SHEET NO.
1 OF 1