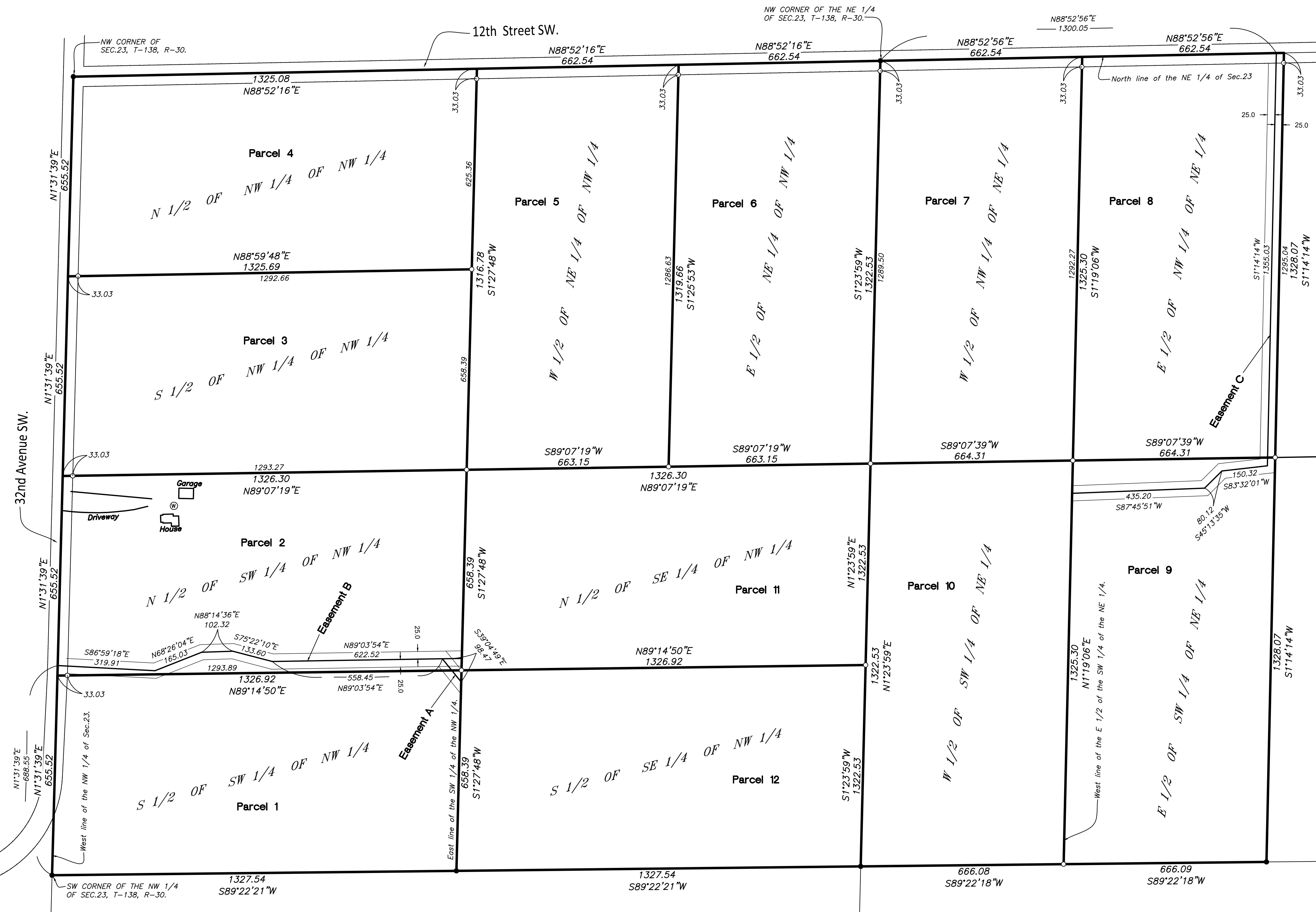


# CERTIFICATE OF SURVEY

## SECTION 23, TOWNSHIP 138, RANGE 30 CASS COUNTY, MINNESOTA



**Parcel 1:**  
The South Half of the Southwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.00 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 32nd Avenue SW.

**Parcel 2:**  
The North Half of the Southwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 19.99 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 32nd Avenue SW.

**Parcel 3:**  
The South Half of the Northwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 19.98 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 32nd Avenue SW.

**Parcel 4:**  
The North Half of the Northwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 19.97 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 32nd Avenue SW. and 12th Street SW.

**Parcel 5:**  
The West Half of the Northeast Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.04 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 12th Street SW.

**Parcel 6:**  
The East Half of the Northeast Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.08 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 12th Street SW.

**Parcel 7:**  
The West Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.15 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 12th Street SW.

**Parcel 8:**  
The East Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.19 acres, more or less.  
Subject to easements of record.  
Subject to the rights of the public in 12th Street SW.

**Parcel 9:**  
The East Half of the Southwest Quarter of the Northeast Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.25 acres, more or less.  
Subject to easements of record.

**Parcel 10:**  
The West Half of the Southwest Quarter of the Northeast Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.20 acres, more or less.  
Subject to easements of record.

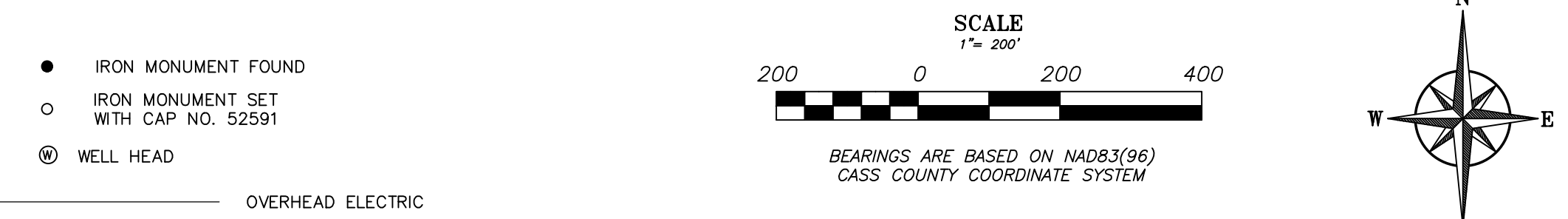
**Parcel 11:**  
The North Half of the Southeast Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.08 acres, more or less.  
Subject to easements of record.

**Parcel 12:**  
The North Half of the Southeast Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota.  
Containing 20.09 acres, more or less.  
Subject to easements of record.

**Easement A:**  
A 50.00 foot easement for ingress, egress and Utility purposes over and across that part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota, lying 25.00 feet on each side of the following described line; Commencing at the Southwest corner of said Northwest Quarter; thence on an assumed bearing of North 01 degrees 31 minutes 39 seconds East, along the West line of said Northwest Quarter, a distance of 688.55 feet to the point of beginning of the line herein described; thence South 86 degrees 59 minutes 18 seconds East, 319.91 feet; thence North 88 degrees 28 minutes 04 seconds East, 165.03 feet; thence North 88 degrees 14 minutes 36 seconds East, 102.32 feet; thence South 75 degrees 22 minutes 10 seconds East, 133.80 feet; thence North 89 degrees 03 minutes 54 seconds East, 558.45 feet; thence South 39 degrees 04 minutes 49 seconds East, 98.47 feet to the East line of said Southwest Quarter of the Northwest Quarter and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the East line of said Southwest Quarter of the Northwest Quarter and the Easterly right-of-way of 32nd Avenue SW.

**Easement B:**  
A 50.00 foot easement for ingress, egress and Utility purposes over and across that part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota, lying 25.00 feet on each side of the following described line; Commencing at the Southwest corner of said Northwest Quarter; thence on an assumed bearing of North 01 degrees 31 minutes 39 seconds East, along the West line of said Northwest Quarter, a distance of 688.55 feet to the point of beginning of the line herein described; thence South 86 degrees 59 minutes 18 seconds East, 319.91 feet; thence North 88 degrees 28 minutes 04 seconds East, 165.03 feet; thence North 88 degrees 14 minutes 36 seconds East, 102.32 feet; thence South 75 degrees 22 minutes 10 seconds East, 133.80 feet; thence North 89 degrees 03 minutes 54 seconds East, 558.45 feet; thence South 39 degrees 04 minutes 49 seconds East, 98.47 feet to the East line of said Southwest Quarter of the Northwest Quarter and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the East line of said Southwest Quarter of the Northwest Quarter and the Easterly right-of-way of 32nd Avenue SW.

**Easement C:**  
A 50.00 foot easement for ingress, egress and Utility purposes over and across that part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 23, Township 138, Range 30, Cass County, Minnesota, lying 25.00 feet on each side of the following described line; Commencing at the Northwest corner of said Northeast Quarter; thence on an assumed bearing of North 88 degrees 52 minutes 56 seconds East, along the North line of said Northeast Quarter a distance of 1300.05 feet to the point of beginning of the line herein described; thence South 01 degrees 14 minutes 14 seconds West, 1355.03 feet; thence South 83 degrees 32 minutes 01 seconds East, 150.32 feet; thence South 45 degrees 13 minutes 35 seconds West, 80.12 feet; thence South 87 degrees 45 minutes 51 seconds East, 435.20 feet to the West line of said East Half of the Northwest Quarter of the Northeast Quarter and there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on the West line of said East Half of the Northwest Quarter of the Northeast Quarter and the Southerly right-of-way of 12th Street SW.



	NINA SHEEHAN DREW'S PLACE 289 PERKINS STREET COLDWATER, MI 49036	JOB# 24304 DRAWN BY: JRK FILENAME: 24304-JRK REV# DESCRIPTION DATE
--	---	--

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.

MICHAEL A. STANG (LIC. NO. 52591)

6/5/2024  
DATE