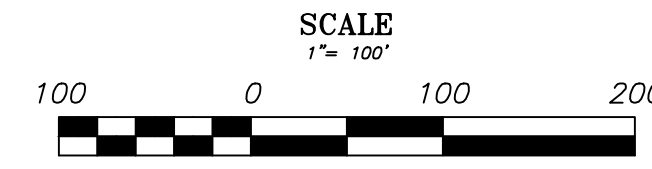
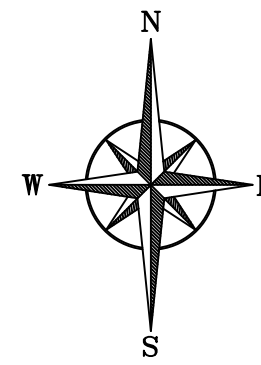


CERTIFICATE OF SURVEY

SECTION 17, TOWNSHIP 145 NORTH, RANGE 31 WEST CASS COUNTY, MINNESOTA



BEARINGS ARE BASED ON NAD83(2011)
CASS COUNTY COORDINATE SYSTEM NORTH ZONE

LEGAL DESCRIPTIONS:

EXISTING:

PARCEL A: That part of Government Lot Two (2) of Section Seventeen (17), Township One Hundred Forty-five (145) North, Range Thirty-one (31) West, Cass County Minnesota, described as follows: Commencing at the Northeast Corner of said Section 17; thence North 87 degrees 08 minutes 00 seconds West, along the north line of said Section 17, a distance of 1802.13 feet; thence South 00 degrees 06 minutes 45 seconds West a distance of 828.48 feet to the Point of Beginning of the land to be described; thence continuing South 00 degrees 06 minutes 45 seconds West a distance of 185.49 feet; thence North 89 degrees 42 minutes 45 seconds West a distance of 280.27 feet; thence North 00 degrees 17 minutes 44 seconds East a distance of 64.18 feet; thence South 89 degrees 42 minutes 45 seconds East a distance of 49.86 feet; thence North 00 degrees 17 minutes 44 seconds East a distance of 121.31 feet; thence South 89 degrees 42 minutes 45 seconds East a distance of 229.82 feet to the Point of Beginning. Containing 1.05 Acres, more or less.

SUBJECT TO:

A perpetual easement granted to Otter Tail Power Company to access, construct, operate, maintain, use, upgrade, rebuild, relocate, or remove electric line facilities with one or more circuits over, across, and under the easement area and prohibiting construction of temporary or permanent structures within the easement area, which is further described as: Commencing at the Point of Beginning of the previously described land; thence South 00 degrees 06 minutes 45 seconds West a distance of 100.00 feet to the Point of Beginning of the line to be described; thence North 89 degrees 42 minutes 45 seconds West a distance of 199.69 feet; thence South 00 degrees 17 minutes 44 seconds West a distance of 85.49 feet and there terminating. Also subject to easements and reservations of record, if any.

AND

A parcel of land in the Westerly 30 acres of Government Lot 2 in the NE 1/4 of Section 17, Township 145 North, Range 31 West of the Fifth Principal Meridian more particularly described as follows:

Commencing at the Northeast corner of said Section 17, thence North 87°08'00" West along the North line of said Section 17 a distance of 1762.08 feet to the point of beginning of the parcel of land herein described; thence South 00°06'45" West along the East line of the Westerly 30 acres of said Government Lot 2 a distance of 1412.17 feet to a point on the North line of the Burlington Northern, Inc. and Soo Line Railroad Co. joint right of way; thence North 89°42'45" West along the North line of said Burlington Northern, Inc. and Soo Line Railroad Co. joint right of way a distance of 700.00 feet to a point; thence North 00°06'45" East a distance of 400.00 feet to a point; thence South 89°42'45" East a distance of 660.00 feet to a point; thence North 00°06'45" East along a line parallel and 40.0 feet Westerly of the East line of the Westerly 30 acres of said Government Lot 2 a distance of 1013.97 feet to a point on the North line of said Section 17; thence South 87°08'00" East along the North line of said Section 17 a distance of 40.05' to the point of beginning, containing 7.358 acres of land more or less, and subject to easements of record.

Subject to easements, conditions and restrictions of record.

PARCEL B: All of Lot One (1) except the most easterly Ten (10) acres thereof, and the most easterly Ten (10) acres of Lot Two (2), Section Seventeen (17), Township One Hundred Forty-five (145), Range Thirty-one (31).

PARCEL C: West 120 feet of Northerly 250 feet of East 10 ACS of Government Lot 2 of Section 17, Township 145 North, Range 31 West.

PROPOSED:

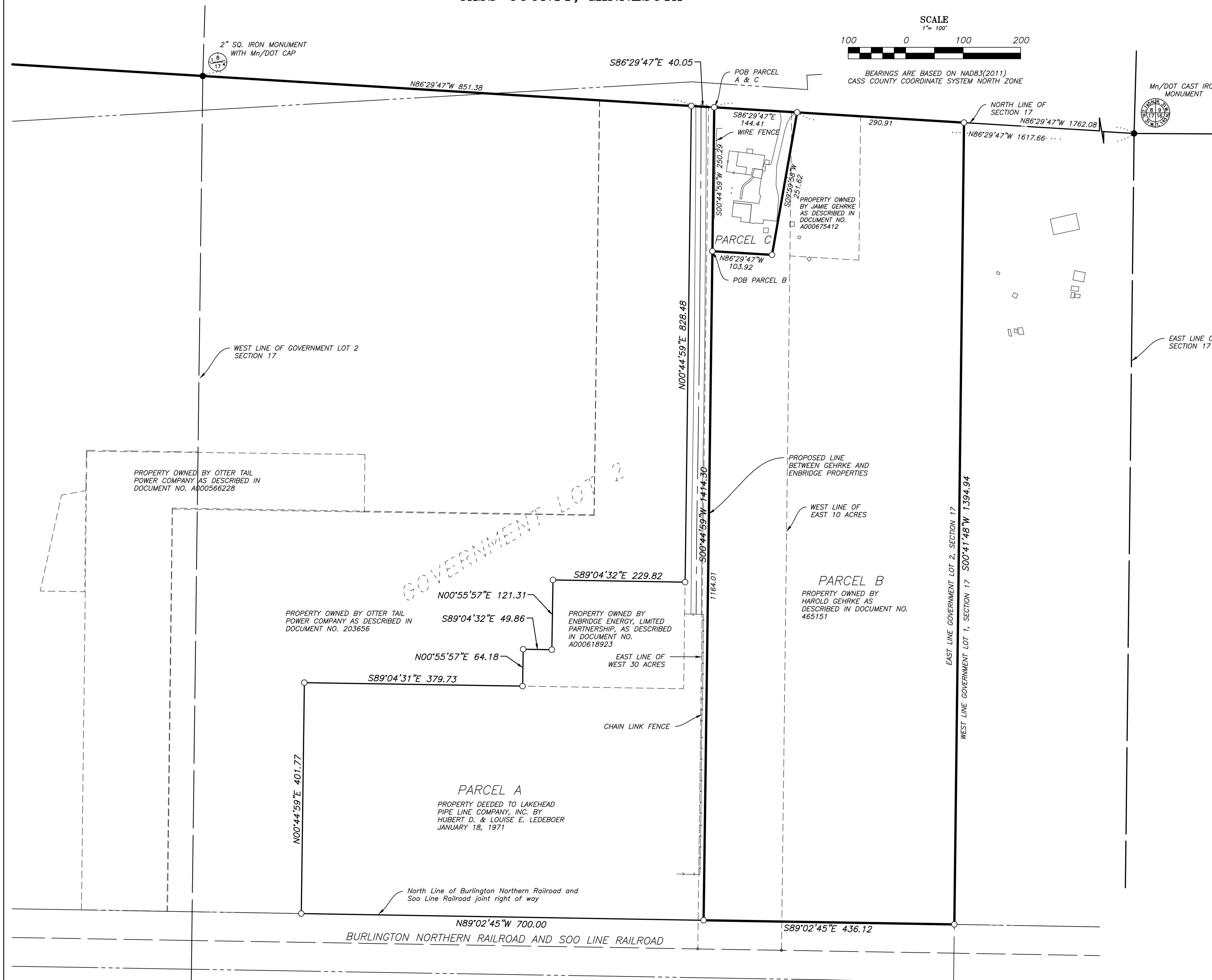
PARCEL A: That part of Government Lot 2, Section 17, Township 145 North, Range 31 West of the Fifth Principal Meridian described as follows: Commencing at the Northeast Corner of said Section 17; thence North 86°29'47" West, along the North line of said Section 17, a distance of 1762.08 feet to the point of beginning of the parcel being described; thence South 00°44'59" West a distance of 1414.30 feet, more or less, to the North line of the Burlington Northern, Inc. and Soo Line Railroad Co. joint right of way; thence North 89°02'45" West, along said North line, a distance of 700.00 feet to the east line of the property described in deed document no. 203656; thence North 00°44'59" East, along said east line, a distance of 401.77 feet to the south line of the property described in deed document no. 203656; thence South 89°04'31" East, along said south line, a distance of 379.73 feet, to the west line of the property described in deed document no. A000618923; thence North 00°55'57" East, along said west line, a distance of 64.18 feet, to the northerly line of the property described in deed document no. A000618923; thence South 89°04'32" East, along said northerly line, a distance of 49.86 feet to the westerly line of the property described in deed document no. A000618923; thence North 00°55'57" East, along said westerly line, a distance of 121.31 feet, to the north line of the property described in deed document no. A000618923; thence South 89°04'32" East, along said north line, a distance of 229.82 feet to the east line of the property described in deed document no. 203656; thence North 00°44'59" East, along said East line, a distance of 828.48 feet to the north line of said Section 17; thence South 86°29'47" East, along said north line, a distance of 40.05 feet to the point of beginning. Cass County, Minnesota. Containing 8.443 acres, more or less.

PARCEL B: That part of Government Lot 2, Section 17, Township 145 North, Range 31 West of the Fifth Principal Meridian described as follows: Commencing at the Northeast Corner of said Section 17; thence North 86°29'47" West, along the North line of said Section 17, a distance of 1762.08 feet; thence South 00°44'59" West a distance of 250.29 feet to the point of beginning of the parcel being described; thence continue South 00°44'59" West a distance of 1164.01 feet, more or less, to the North line of the Burlington Northern, Inc. and Soo Line Railroad Co. joint right of way; thence South 89°02'45" East, along said North line a distance of 436.12 feet to the east line of said Government Lot 2; thence North 00°41'48" East, along said east line, a distance of 1394.94 feet to the north line of said Section 17; thence North 86°29'47" West, along said north line, a distance of 290.91; thence South 09°59'58" West a distance of 251.62 feet; thence North 86°29'47" West a distance of 103.92 feet to the point of beginning. Cass County, Minnesota. Containing 13.329 acres, more or less.

PARCEL C: That part of Government Lot 2, Section 17, Township 145 North, Range 31 West of the Fifth Principal Meridian described as follows: Commencing at the Northeast Corner of said Section 17; thence North 86°29'47" West, along the North line of said Section 17, a distance of 1762.08 feet to the point of beginning of the parcel being described; thence South 00°44'59" West a distance of 250.29 feet; thence South 86°29'47" West a distance of 103.92 feet; thence North 09°59'58" East a distance of 251.62 feet to the north line of said Section 17; thence North 86°29'47" West, along said north line, a distance of 144.41 feet to the point of beginning. Cass County, Minnesota. Containing 0.713 acres, more or less.

LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET WITH CAP NO. 52591
- PROPERTY BOUNDARY
- - - ENBRIDGE PROPERTY LINES
- - - EXISTING PROPERTY LINES
- CENTERLINE
- - - RIGHT-OF-WAY
- - - SIXTEENTH-LINE
- - - QUARTER-LINE
- - - SECTION-LINE
- - - TOWNSHIP-LINE
- GRAVEL SURFACE
- ▭ BUILDING



	ENBRIDGE GOVLOT 2 SEC 17-T145N-R31W CASS COUNTY, MN	JOB# 24074 DRAWN BY: MAS FILENAME: 24074 ENBRIDGE CAS.DWG REV# DESCRIPTION DATE
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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. 52891)

10/18/2024
DATE: