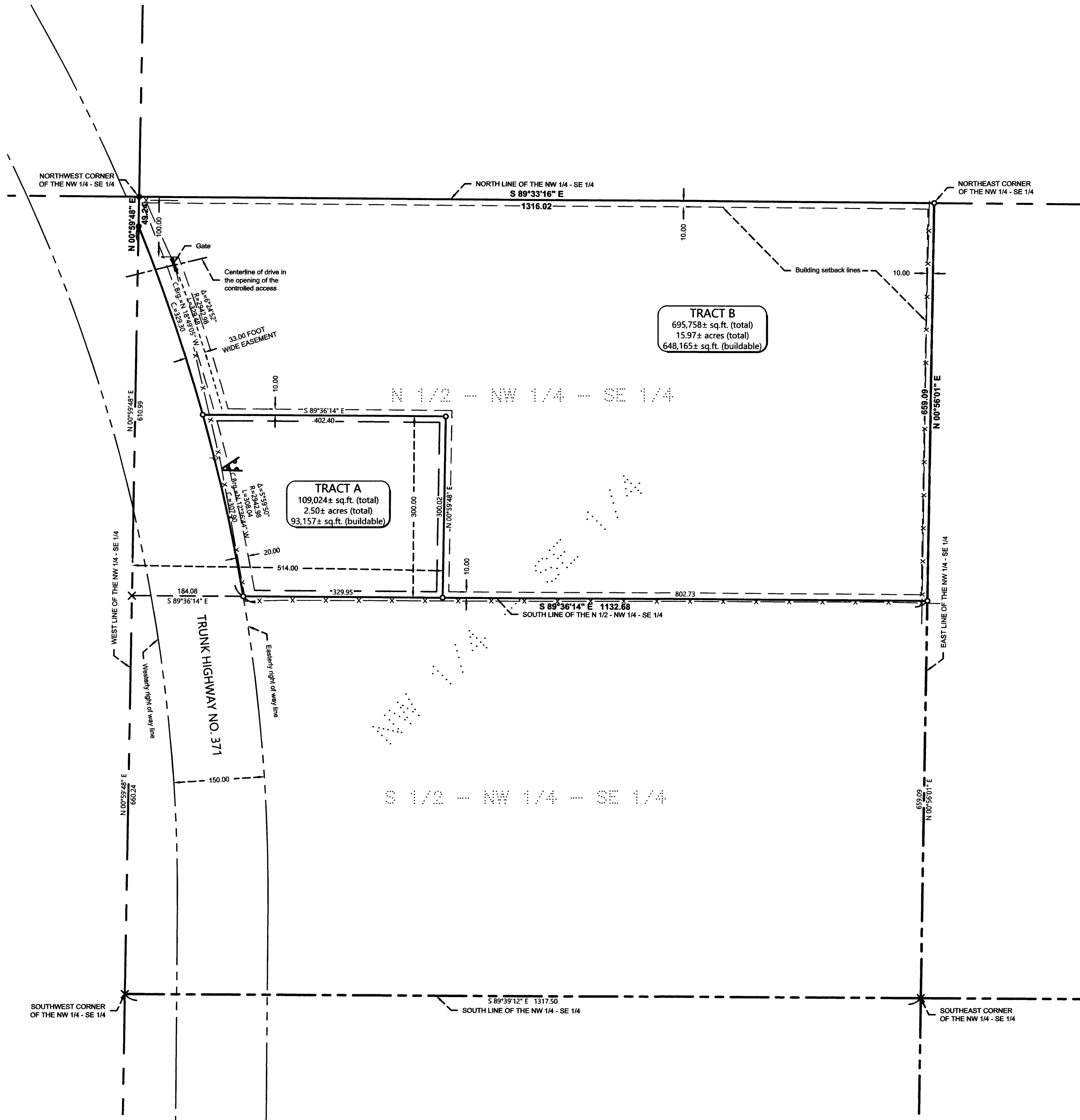


CERTIFICATE OF SURVEY

PART OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 32, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

05-072-1900
05-072-1901
05-072-1902
05-072-1903
05-072-1904
05-072-1905
05-072-1906
05-072-1907
05-072-1908
05-072-1909
05-072-1910
05-072-1911
05-072-1912
05-072-1913
05-072-1914
05-072-1915
05-072-1916
05-072-1917
05-072-1918
05-072-1919
05-072-1920

DEED TAX DUE: \$1.65
DATE: May 23, 2023

FOR VALUABLE CONSIDERATION, Ernest A. Hurd, a single person by Barbara R. Oliver his Attorney-in-Fact ("Grantor"), hereby conveys and warrants to Barbara R. Oliver, a single person ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

The Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) of Section Thirty-two (32), Township One Hundred Forty (140), Range Thirty (30), and less that portion thereof lying West of State Highway No. 371, and less that portion thereof lying East of State Highway 371 and other roadways, and subject to mineral reservations, utility line easements, and County Ordinance regulations of record.

PROPOSED DESCRIPTION:

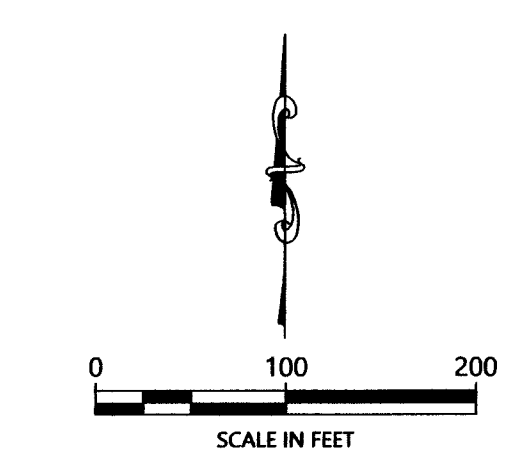
TRACT A
That part of the South 300.00 feet of the West 514.00 feet of the North one half of the Northwest Quarter of the Southeast Quarter, Section 32, Township 140 North, Range 30 West, Cass County, Minnesota, lying easterly of the easterly right of way of Trunk Highway Number 371.

SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with a 33.00 foot wide easement.

TRACT B
That part of the North one half of the Northwest Quarter of the Southeast Quarter, Section 32, Township 140 North, Range 30 West, Cass County, Minnesota, lying easterly of the easterly right of way of Trunk Highway Number 371; EXCEPT the South 300.00 feet of the West 514.00 feet of said North one half of the Northwest Quarter of the Southeast Quarter.

SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to a 33.00 foot wide easement.

33.00 FOOT WIDE EASEMENT
A 33.00 foot wide easement for ingress and egress purposes over and across the North one half of the Northwest Quarter of the Southeast Quarter, Section 32, Township 140 North, Range 30 West, Cass County, Minnesota, lying northerly of the South 300.00 feet and southerly of the North 100.00 feet of said North one half of the Northwest Quarter of the Southeast Quarter. Said 33.00 foot wide easement lies easterly and adjacent to the easterly right of way of Trunk Highway Number 371.



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

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING SIGN(S)
 - x—x— DENOTES EXISTING FENCE LINE

- NOTES:**
1. Zoning for Tract B = Rural Residential. Tract A is zoned Commercial.
 2. Parcel ID for subject tract = 05-032-4201.
 3. Improvements, other than those shown on this certificate, may exist that were not located during this survey.
 4. No wetlands on site. See No Wetlands letter dated April 24, 2009 by Ben Meister, MN certification # 1031.
 5. 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.
 6. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

REVISIONS	DATE	BY

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

TERRY L. FREEMAN
9/24/2024
LIC. NO. 21367



CERTIFICATE OF SURVEY
Barbara Oliver
2578 State 371 NW
Hackensack, MN 56452

JOB NO. 24-185
DATE: 9-24-2024

SHEET NO. 1 OF 1