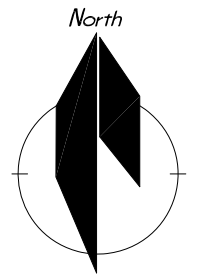


This is an ALTA/NSPS Land Title Survey of:  
**The SW 1/4 of the NE 1/4 and also Gov't Lot 2**  
**Section 14, T140N-R30W**  
**Cass County, Minnesota**



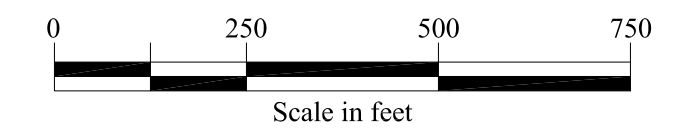
This drawing prepared by:

**Bonnema Runke Stern Inc.**

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1  
 Willmar, MN 56201  
 Office (320) 231-2844 Fax (320) 231-2827  
 www.BRSurveys.com Josh@BRSurveys.com

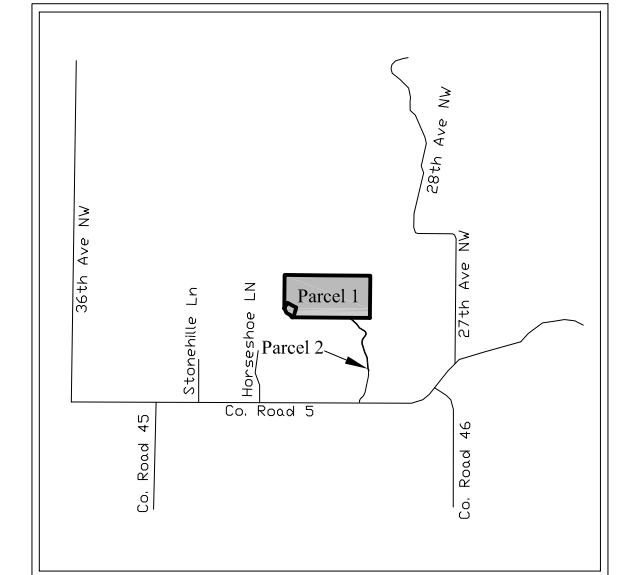
Requested by: **MN Land Trust**



**LEGEND**

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed 8" x 18" Capped Iron Monument with plastic cap stamped "14895 46169 46171"
- - - Approximate Right of Way

Vicinity Map  
(Not to Scale)



**TABLE A ITEMS**

- Item 1:** Monuments placed or found at all major property boundary corners: As shown on this survey
- Item 4:** Area of property as shown on this survey.
- Item 8:** Substantial features observed in the process of conducting our field work, as shown on this survey.
- Item 11(a):** No plans or reports were provided by our client. The Gopher State One Call Utility location system was notified for this survey (Ticket # 230460762). The following utility companies were notified and are required by Minnesota Statute 7560.0250 to respond.  
 - Crow Wing Coop - CLEARNO CONFLICT 218-821-7672  
 - TDS Telecom - CLEARNO CONFLICT 218-821-7672

Some of the utility companies may not have responded to the locate request. There are also various private facilities that do not participate in the Gopher State One Call utility location system and may have utilities located on this property that we are not aware of. Before any excavating is done in this area, the utilities in this area should be re-notified. At the time of our fieldwork there was a significant amount of snow accumulation around the time the utilities were marked, which hampered the ability to locate / see the utility paint markings and flags. The underground utilities shown on this survey are shown as approximate utilizing the limited paint markings and flags observed during our fieldwork.

- Item 14:** The access point for the surveyed property is 2,400 ± west of the intersection of County Rd 5 NW and County Rd 46.
- Item 17:** We are unaware of any proposed changes in street right of way lines and we did not observe any evidence of recent street or sidewalk construction or repairs during our fieldwork.
- Item 18:** Any plottable offsite easements or servitudes provided as a part of this survey - See Schedule B Part 2, Exceptions, Item 9.
- Item 20:** The posting of Easement boundaries with Land Trust signs as described in Section 4 of this Agreement will be completed after closing.

**SCHEDULE B, PART 2 - EXCEPTIONS**

- Item 1:** Is not a survey issue, and was not addressed as a part of this survey.
- Item 2:** The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. *AS SHOWN ON THIS SURVEY - SEE LIST OF POSSIBLE ENCROACHMENTS.*
- Item 3:** Any encroachment, encumbrance violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. *AS SHOWN ON THIS SURVEY - SEE LIST OF POSSIBLE ENCROACHMENTS.*
- Items 4-8:** Are not survey issues, and were not addressed as a part of this survey.
- Item 9:** The terms and provisions contained in the document entitled "Resolution" recorded March 30, 1970 as Document No. 196292 of Official Records. *BLANKET IN NATURE OVER PARCEL 2.*
- Item 10:** Intentionally left blank.
- Items 11-13:** Are not survey issues, and were not addressed as a part of this survey.
- Item 14:** Rights of the United States of America and/or the State of Minnesota, the County, the municipality, and the public, in and to that part of the land which may be within Horseshoe Lake, Pond and Wetlands. *THEIR LOCATIONS ARE SHOWN ACROSS PARCEL 1.*
- Item 15:** Intentionally left blank.
- Item 16:** An easement for Roadway Purposes in the document recorded April 14, 1980 as Document No. 250952 of Official Records. *BLANKET IN NATURE OVER PARCEL 2.*
- Item 17:** An easement for Ingress and Egress Purposes in the document recorded February 03, 1986 as Document No. 287116 of Official Records. *BLANKET IN NATURE OVER PARCEL 2.*
- Item 18:** An easement for electric transmission in the document recorded July 05, 1994 as Document No. 359060 of Official Records. *ITS LOCATION IS SHOWN ACROSS PARCEL 2.*
- Item 19:** The terms, provisions and easement(s) contained in the document entitled "Conservation Easement" recorded October 30, 2008 as Document No. A000543598 of Official Records. *BLANKET IN NATURE OVER PARCEL 2.*
- Item 20:** The terms, provisions and easement(s) contained in the document entitled "Town Resolution" recorded March 20, 1986 as Document No. 287834 of Official Records. *NONE OF THE TOWNSHIP ROADS DESCRIBED IN THIS RESOLUTION ARE ON OR TOUCH THE SURVEYED PROPERTY.*

**Survey Notes:**

1. All interior dimension are along the easement boundary where found from monuments are not on the boundary.
2. Title company did not provide documents or recording data for the adjacent lands, therefore the relationship of the boundary with adjacent owners was not reviewed (contiguity, gaps, overlaps, etc.).
3. At the time of our fieldwork there was a significant amount of snow on the ground, which hampered the ability to locate various ground structures / features on the surveyed property.
4. No buildings were observed on the surveyed property.
5. The surveyed property has indirect access through easement to County Road 5 NW.
6. While the proposed access road is described as a 16.50 foot wide easement, the caption only calls out the W 1/2 of the SE 1/4 and DOES NOT extend into the E 1/2 of the SE 1/4.

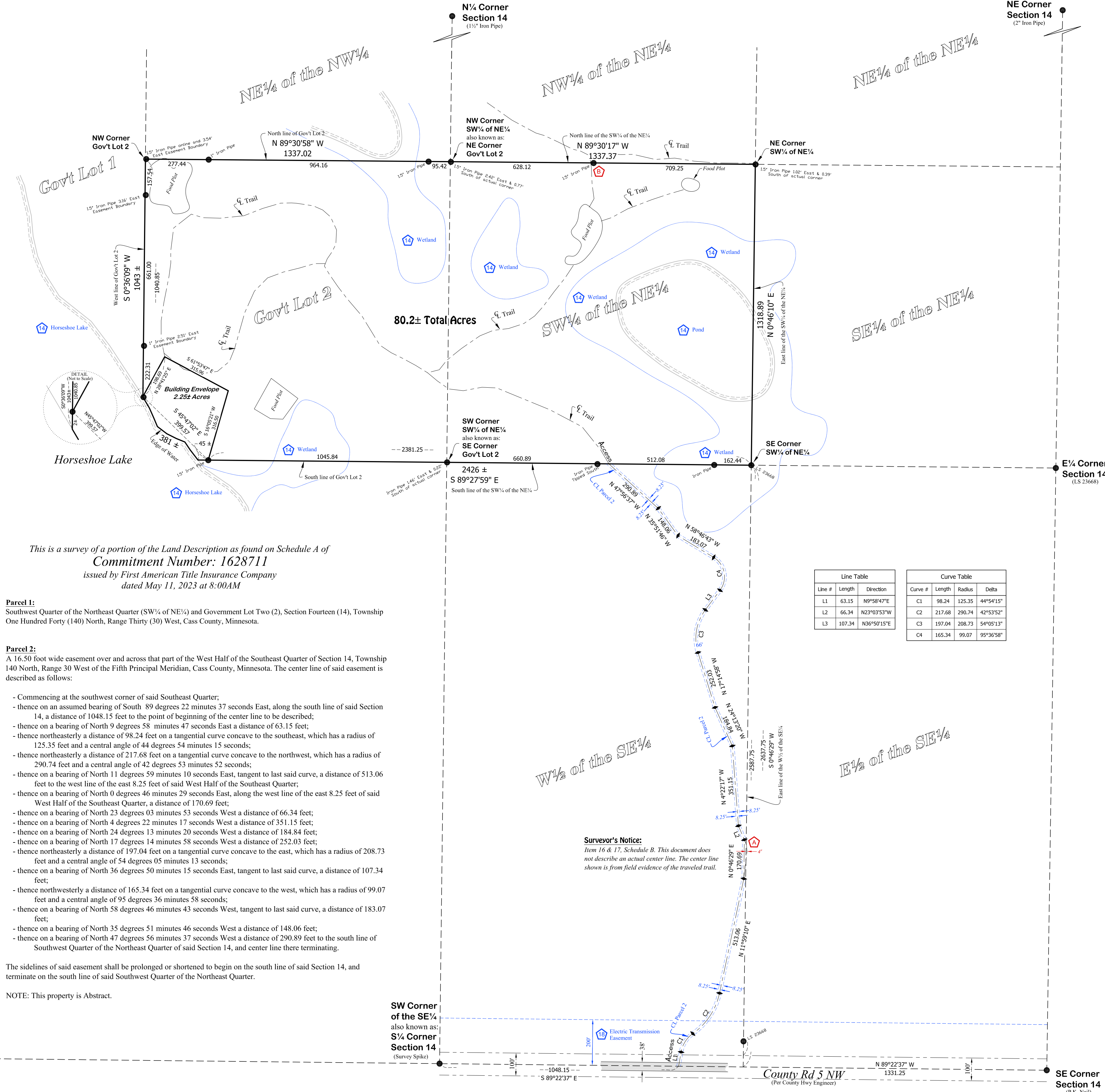
All Documents referred to on this survey can be found on file in the office of the County Recorder

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

To Minnesota Land Trust, a Minnesota non-profit corporation, Marc Drews and Janel L. Drews, as joint tenants (as to Parcel 1); Michael A. Henning and Theresa Henning, husband and wife, as joint tenants (as to Parcel 2) and First American Title Insurance Company.

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, 4, 8, 11(a), 14, 17, 18, 19 and 20 of Table A thereof. The field work was completed on February 13, 2023.

Joshua M. Stern  
 Date **November 22, 2023** License No. 46169



This is a survey of a portion of the Land Description as found on Schedule A of  
**Commitment Number: 1628711**  
 issued by First American Title Insurance Company  
 dated May 11, 2023 at 8:00AM

**Parcel 1:**  
 Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) and Government Lot Two (2), Section Fourteen (14), Township One Hundred Forty (140) North, Range Thirty (30) West, Cass County, Minnesota.

**Parcel 2:**  
 A 16.50 foot wide easement over and across that part of the West Half of the Southeast Quarter of Section 14, Township 140 North, Range 30 West of the Fifth Principal Meridian, Cass County, Minnesota. The center line of said easement is described as follows:

- Commencing at the southwest corner of said Southeast Quarter;
- thence on an assumed bearing of South 89 degrees 22 minutes 37 seconds East, along the south line of said Section 14, a distance of 1048.15 feet to the point of beginning of the center line to be described;
- thence on a bearing of North 9 degrees 58 minutes 47 seconds East a distance of 63.15 feet;
- thence northeasterly a distance of 98.24 feet on a tangential curve concave to the southeast, which has a radius of 125.35 feet and a central angle of 44 degrees 54 minutes 15 seconds;
- thence northeasterly a distance of 217.68 feet on a tangential curve concave to the northwest, which has a radius of 290.74 feet and a central angle of 42 degrees 53 minutes 52 seconds;
- thence on a bearing of North 11 degrees 59 minutes 10 seconds East, tangent to last said curve, a distance of 513.06 feet to the west line of the east 8.25 feet of said West Half of the Southeast Quarter;
- thence on a bearing of North 0 degrees 46 minutes 29 seconds East, along the west line of the east 8.25 feet of said West Half of the Southeast Quarter, a distance of 170.69 feet;
- thence on a bearing of North 23 degrees 03 minutes 53 seconds West a distance of 66.34 feet;
- thence on a bearing of North 4 degrees 22 minutes 17 seconds West a distance of 351.15 feet;
- thence on a bearing of North 24 degrees 13 minutes 20 seconds West a distance of 184.84 feet;
- thence on a bearing of North 17 degrees 14 minutes 58 seconds West a distance of 252.03 feet;
- thence northeasterly a distance of 197.04 feet on a tangential curve concave to the east, which has a radius of 208.73 feet and a central angle of 54 degrees 05 minutes 13 seconds;
- thence on a bearing of North 36 degrees 50 minutes 15 seconds East, tangent to last said curve, a distance of 107.34 feet;
- thence northwesterly a distance of 165.34 feet on a tangential curve concave to the west, which has a radius of 99.07 feet and a central angle of 95 degrees 36 minutes 58 seconds;
- thence on a bearing of North 58 degrees 46 minutes 43 seconds West, tangent to last said curve, a distance of 183.07 feet;
- thence on a bearing of North 35 degrees 51 minutes 46 seconds West a distance of 148.06 feet;
- thence on a bearing of North 47 degrees 56 minutes 37 seconds West a distance of 290.89 feet to the south line of Southwest Quarter of the Northeast Quarter of said Section 14, and center line there terminating.

The sidelines of said easement shall be prolonged or shortened to begin on the south line of said Section 14, and terminate on the south line of said Southwest Quarter of the Northeast Quarter.

NOTE: This property is Abstract.

**Surveyor's Notice:**  
 Item 16 & 17, Schedule B. This document does not describe an actual center line. The center line shown is from field evidence of the traveled trail.

SW Corner of the SE 1/4 also known as: S 1/4 Corner Section 14 (Survey Spike)

County Rd 5 NW  
 (Per County Hwy Engineer)

**Possible Encroachments**

- ⓐ Access Trail extends out of the W 1/2 of the SE 1/4.
- ⓑ Access by others.