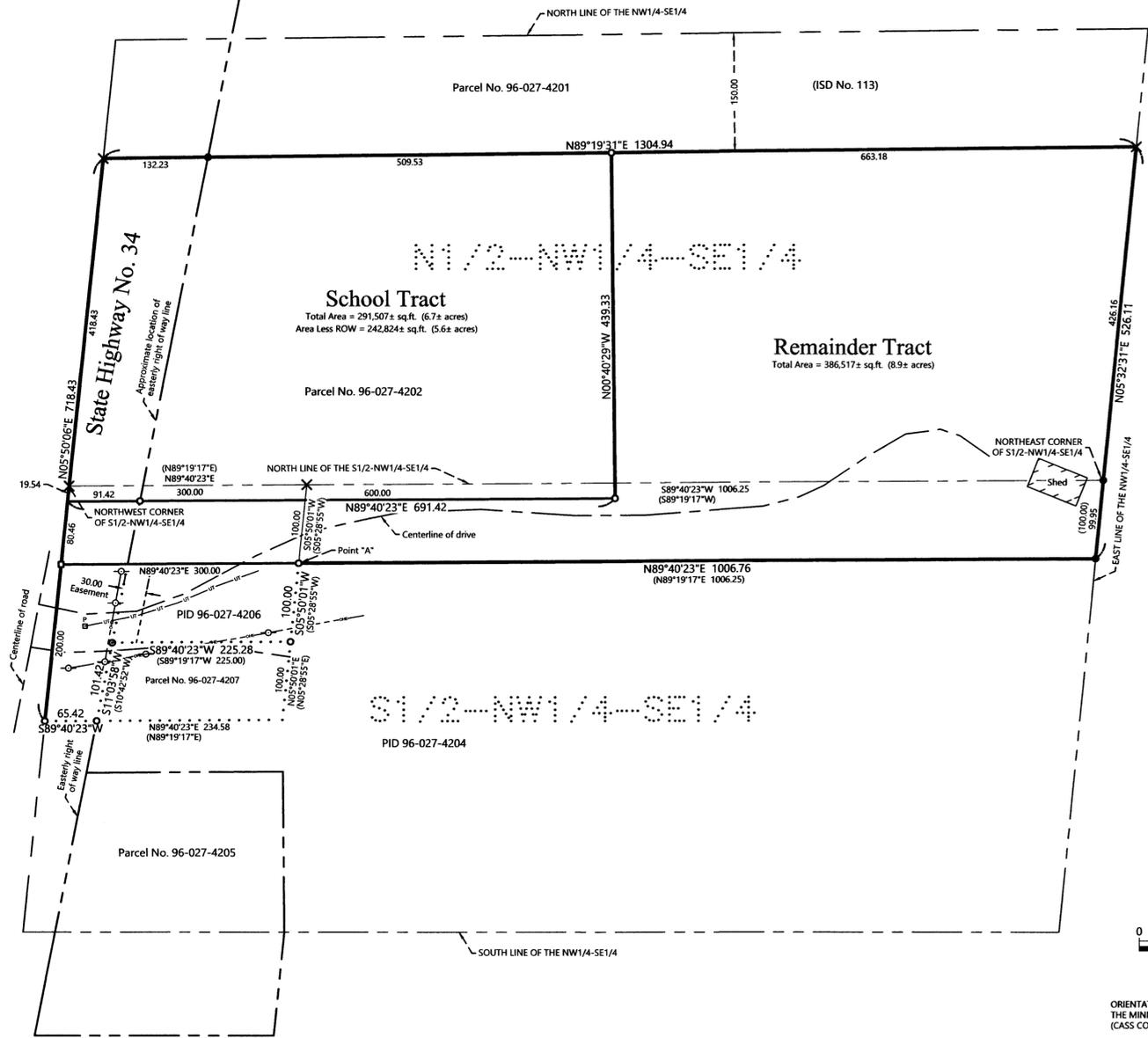


CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 27, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



EXISTING DESCRIPTION:

The North Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, LESS the North 150.00 feet thereof
AND
That part of the South Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, assigned bearing, along the north line thereof, 300.00 feet; thence South 05 degrees 50 minutes 01 seconds West 100.00 feet to the point of beginning of the tract to be herein described; thence North 89 degrees 40 minutes 23 seconds East 1006.76 feet to the east line of the Northwest Quarter of the Southeast Quarter; thence North 05 degrees 32 minutes 31 seconds East, along said east line, 99.95 feet to the northeast corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence South 89 degrees 40 minutes 23 seconds West, along said north line, 1306.25 feet to said northwest corner; thence South 05 degrees 06 seconds West, along the west line of said Northwest Quarter of the Southeast Quarter, 100.00 feet to the intersection with a line bearing South 89 degrees 40 minutes 23 seconds West from the point of beginning; thence North 89 degrees 40 minutes 23 seconds East 300.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway Number 34 right of way.
TOGETHER with Ingress and Egress (see easement).

EASEMENT

A 30.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of the South Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, the westerly line of said 30.00 foot wide easement is described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, assigned bearing, along the north line thereof, 300.00 feet; thence South 05 degrees 50 minutes 01 seconds West 100.00 feet to a point hereinafter referred to as Point "A"; thence continue South 05 degrees 50 minutes 01 seconds West 100.00 feet; thence South 89 degrees 40 minutes 23 seconds West 225.28 feet to the easterly right of way line of State Highway Number 34 and the point of beginning of the westerly line to be herein described; thence northerly along said easterly right of way line to the intersection with a line bearing South 89 degree 40 minutes 23 seconds West from said Point "A" and said described westerly line there terminating.
The easterly line of said 30.00 foot wide easement shall be prolonged or shortened to terminate on lines bearing North 89 degrees 40 minutes 23 seconds East from the point of beginning and South 89 degrees 40 minutes 23 seconds West from said Point "A".

PROPOSED DESCRIPTIONS:

School Tract

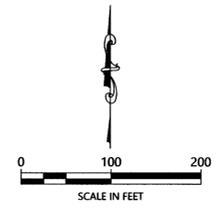
Those parts of the South Half of the Northwest Quarter of the Southeast Quarter and the North Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence South 05 degrees 50 minutes 06 seconds West, assigned bearing, along the west line thereof, 19.54 feet to the Point of Beginning of the tract to be herein described; thence North 89 degrees 40 minutes 23 seconds East 691.42 feet; thence North 00 degrees 40 minutes 29 seconds West 439.33 feet to the south line of the North 150.00 feet of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 19 minutes 31 seconds West, along said south line, 641.76 feet to said west line; thence South 05 degrees 50 minutes 06 seconds West, along said west line, 437.97 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway Number 34 right of way.

Remainder Tract

Those parts of the South Half of the Northwest Quarter of the Southeast Quarter and the North Half of the Northwest Quarter of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said South Half of the Northwest Quarter of the Southeast Quarter; thence South 05 degrees 50 minutes 06 seconds West, assigned bearing, along the west line thereof, 100.00 feet to the Point of Beginning of the tract to be herein described; thence reverse North 05 degrees 50 minutes 06 seconds East, along said west line 80.46 feet; thence North 89 degrees 40 minutes 23 seconds East 691.42 feet; thence North 00 degrees 40 minutes 29 seconds West 439.33 feet to the south line of the North 150.00 feet of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 19 minutes 31 seconds East, along said south line, 663.18 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 40 minutes 23 seconds East, along said east line, 526.11 feet to the intersection with a line bearing North 89 degrees 40 minutes 23 seconds East from the point of beginning; thence South 89 degrees 40 minutes 23 seconds West 1006.76 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to State Highway Number 34 right of way.
TOGETHER with Ingress and Egress (see easement).

NOTES:

- Zoning for subject tract is Transitional Commercial.
- Parcel ID for subject tract = 96-027-4202.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- 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.
- 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.



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET PK NAIL
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- UT — DENOTES EXISTING BURIED TELEPHONE LINE
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊙ DENOTES EXISTING UTILITY POLE
- — — DENOTES OVERHEAD ELECTRIC LINE

REVISIONS	NO.	DATE	DESCRIPTION	BY

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
10/14/24
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.nectusa.com

CERTIFICATE OF SURVEY
James Vareberg
P.O. Box 434
Walker, MN 56484

JOB NO. 24-224
DATE: 10-14-2024

SHEET NO.
1 OF 1