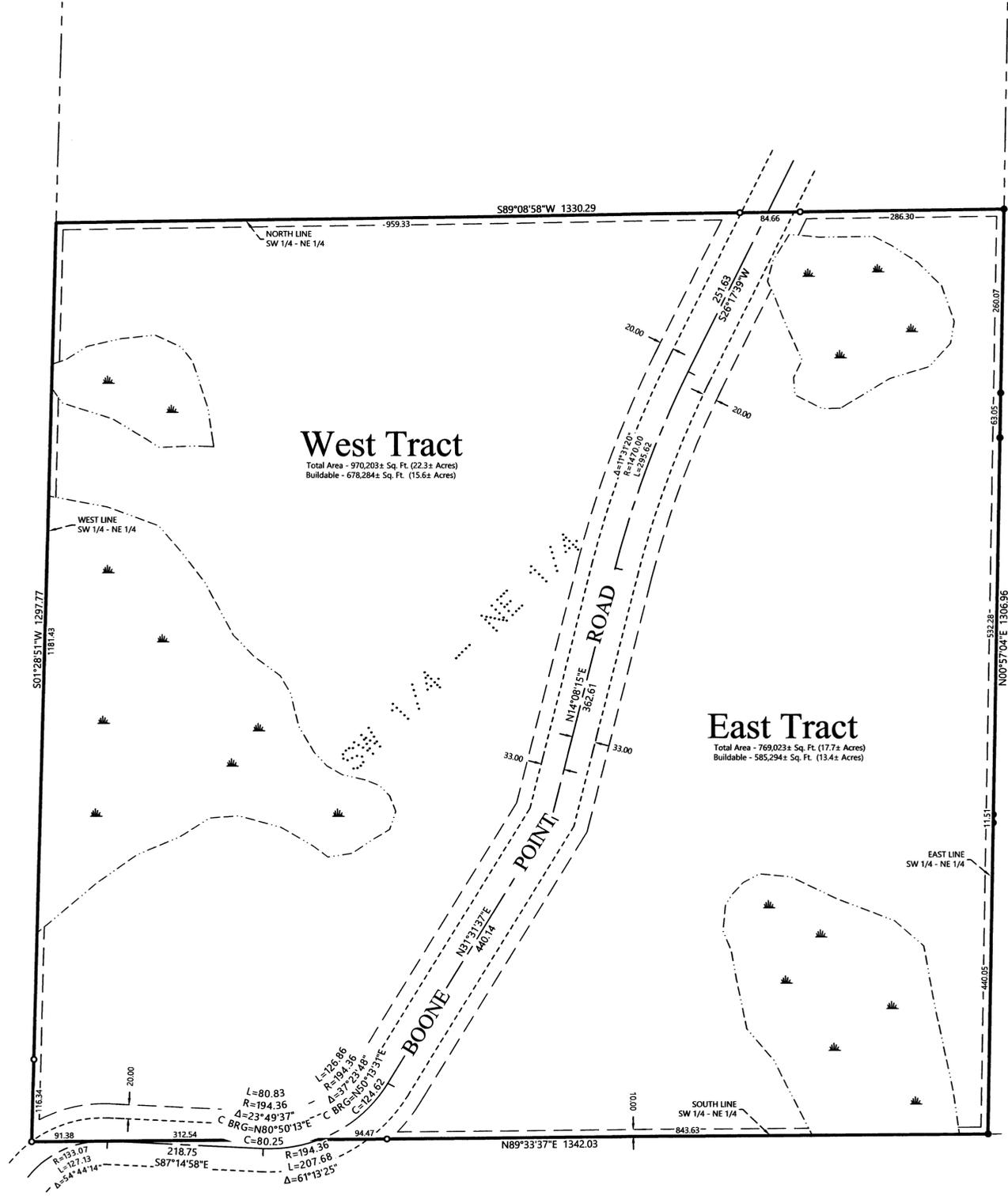


CERTIFICATE OF SURVEY

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 01, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



West Tract
Total Area - 970,203± Sq. Ft. (22.3± Acres)
Buildable - 678,284± Sq. Ft. (15.6± Acres)

East Tract
Total Area - 769,023± Sq. Ft. (17.7± Acres)
Buildable - 585,294± Sq. Ft. (13.4± Acres)

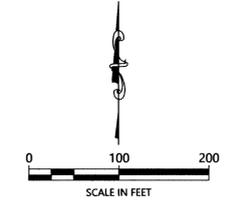
PROPOSED DESCRIPTIONS:

WEST TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 1, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 33 minutes 37 seconds East, assigned bearing, along the south line thereof 403.92 feet; thence northeasterly 126.86 feet along a non-tangential curve, concave to the northwest, having a radius of 194.36 feet, a central angle of 37 degrees 23 minutes 48 seconds and the chord bears North 50 degrees 13 minutes 31 seconds East for a chord distance of 124.62 feet; thence North 31 degrees 31 minutes 37 seconds East, tangent to said curve, 440.14 feet; thence North 14 degrees 08 minutes 15 seconds East 362.61 feet, thence northeasterly 295.62 feet along a tangential curve, concave to the southeast, having a radius of 1470.00 feet and a central angle of 11 degrees 31 minutes 20 seconds; thence North 26 degrees 17 minutes 39 seconds East, tangent to last said curve, 251.63 feet to the intersection with the north line of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 08 minutes 58 seconds West, along said north line 1001.66 feet the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 01 degrees 28 minutes 51 seconds West, along the west line thereof 1297.77 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Boone Point Road.

EAST TRACT
That part of the Southwest Quarter of the Northeast Quarter, Section 1, Township 140 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 33 minutes 37 seconds East, assigned bearing, along the south line thereof 403.92 feet to the Point of Beginning of the tract to be herein described; thence northeasterly 126.86 feet along a non-tangential curve, concave to the northwest, having a radius of 194.36 feet, a central angle of 37 degrees 23 minutes 48 seconds and the chord bears North 50 degrees 13 minutes 31 seconds East for a chord distance of 124.62 feet; thence North 31 degrees 31 minutes 37 seconds East, tangent to said curve, 440.14 feet; thence North 14 degrees 08 minutes 15 seconds East 362.61 feet; thence northeasterly 295.62 feet along a tangential curve, concave to the southeast, having a radius of 1470.00 feet and a central angle of 11 degrees 31 minutes 20 seconds; thence North 26 degrees 17 minutes 39 seconds East, tangent to last said curve, 251.63 feet to the intersection with the north line of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 08 minutes 58 seconds East, along said north line 328.63 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 57 minutes 04 seconds West, along the east line thereof 1306.96 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 33 minutes 37 seconds West, along said south line 938.11 feet to the point of beginning.

SUBJECT to easements, restrictions, and reservations of record. SUBJECT to Boone Point Road.



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 WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential and Rural Residential 2.5 (RR 2.5).
2. Parcel ID for subject tract = 16-001-1300.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown from County NWI maps.
4. 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.
5. 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.

| NO. | DATE | DESCRIPTION |
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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.

Terry L. Brehman
TERRY L. BREHMAN
LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN 56484
Phone: 718-547-1296
web: www.nectusa.com

CERTIFICATE OF SURVEY
Rob Gregory
5850 Cairnbrae Lane SW
Rochester, MN 55902

JOB NO. 24-230
DATE: 11-12-2024

SHEET NO.
1 OF 1