

CERTIFICATE OF SURVEY

DESCRIPTION:

(RECORD)
That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 143, Range 31, Cass County, Minnesota, which lies northerly of the South 10.00 acres thereof.

DESCRIPTION:

(PARCEL "A")
That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 143, Range 31, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 12 minutes 14 seconds East, along the north line of said quarter-quarter, a distance of 1057.82 feet to the point of beginning of the parcel of land to be described; thence South 00 degrees 16 minutes 17 seconds West a distance of 555.03 feet; thence Southeast along a tangential curve concave to the northeast, having a central angle of 03 degrees 17 minutes 55 seconds, a radius of 283.00 feet and a distance of 16.29 feet; thence North 89 degrees 43 minutes 17 seconds West, not tangent to last described curve, a distance of 200.47 feet; thence North 00 degrees 16 minutes 17 seconds East a distance of 573.12 feet to said north line of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 12 minutes 14 seconds East, along said north quarter-quarter line, a distance of 200.01 feet to the point of beginning.

Said parcel contains 2.627 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION:

(PARCEL "B")
That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 143, Range 31, Cass County, Minnesota, being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 12 minutes 14 seconds East, along the north line of said quarter-quarter, a distance of 1057.82 feet; thence South 00 degrees 16 minutes 17 seconds West a distance of 555.03 feet; thence Southeast along a tangential curve concave to the northeast, having a central angle of 03 degrees 17 minutes 55 seconds, a radius of 283.00 feet and a distance of 16.29 feet; thence North 89 degrees 43 minutes 17 seconds West, not tangent to last described curve, a distance of 200.47 feet to the point of beginning of the parcel of land being described; thence continuing North 89 degrees 43 minutes 17 seconds West a distance of 200.00 feet; thence North 00 degrees 16 minutes 17 seconds East a distance of 574.93 feet to said north line of the Northwest Quarter of the Northwest Quarter; thence South 89 degrees 12 minutes 14 seconds East, along said north quarter-quarter line, a distance of 200.01 feet to a line that bears North 00 degrees 16 minutes 17 seconds East from said point of beginning; thence South 00 degrees 16 minutes 17 seconds West a distance of 573.12 feet to the point of beginning.

Said parcel contains 2.636 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION:

(PARCEL "C" - Remainder Parcel)
That part of the Northwest Quarter of the Northwest Quarter of Section 16, Township 143, Range 31, Cass County, Minnesota, being described as follows:

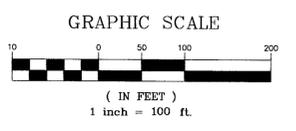
Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 12 minutes 14 seconds East, along the north line of said quarter-quarter, a distance of 1057.82 feet to the point of beginning of the parcel of land to be described; thence South 00 degrees 16 minutes 17 seconds West a distance of 555.03 feet; thence Southeast along a tangential curve concave to the northeast, having a central angle of 03 degrees 17 minutes 55 seconds, a radius of 283.00 feet and a distance of 16.29 feet; thence North 89 degrees 43 minutes 17 seconds West, not tangent to last described curve, a distance of 400.47 feet; thence North 00 degrees 16 minutes 17 seconds East a distance of 574.93 feet to said north line of the Northwest Quarter of the Northwest Quarter; thence North 89 degrees 12 minutes 14 seconds West, along said north quarter-quarter line, a distance of 657.80 feet to said northwest corner of the Northwest Quarter of the Northwest Quarter; thence South 00 degrees 16 minutes 06 seconds West, along the west line of said quarter-quarter, a distance of 971.79 feet to the northwest corner of the South 10.00 acres of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 22 minutes 39 seconds East, along the north line of said South 10.00 acres, a distance of 1309.46 feet to the northeast corner of said South 10.00 acres; thence North 00 degrees 16 minutes 17 seconds East, along the east line of said Northwest Quarter of the Northwest Quarter, a distance of 967.82 feet to the northeast corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 12 minutes 14 seconds West, along said north line of the Northwest Quarter of the Northwest Quarter, a distance of 252.01 feet to the point of beginning.

Said parcel contains 23.894 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: The north line of Northwest Quarter of the Northwest Quarter of Section 16, Township 143, Range 31 is assumed to have a bearing of South 89 degrees 12 minutes 14 seconds East.
- Arro Land Surveys, LLC has made no 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 may disclose.

- LEGEND**
- Denotes 1/2 inch by 14 inch Iron Pipe set and marked by RLS 17768 Cap
 - ⊙ Denotes Cast Iron Monument
 - ⊙ Denotes PK Nail Found
 - Denotes Iron Monument Found



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. Dated this 2nd day of March, 2026.
By: Bruce W. Skipton
Bruce W. Skipton, Minnesota License No. 17768



DIVISION SURVEY
PART OF NW 1/4 OF THE NW 1/4 OF
SEC. 16, TWP. 143, RGE. 31,
CASS Co., MN

CLIENT:
Arthur and Cheryl Hamlin
11265 State Hwy. 371 NW
Walker, MN 56484

DESIGNED BY:	DATE:
DRAWN BY:	M.F.S.
APPROVED BY:	DATE:
DATE:	REVISION DESCRIPTION: