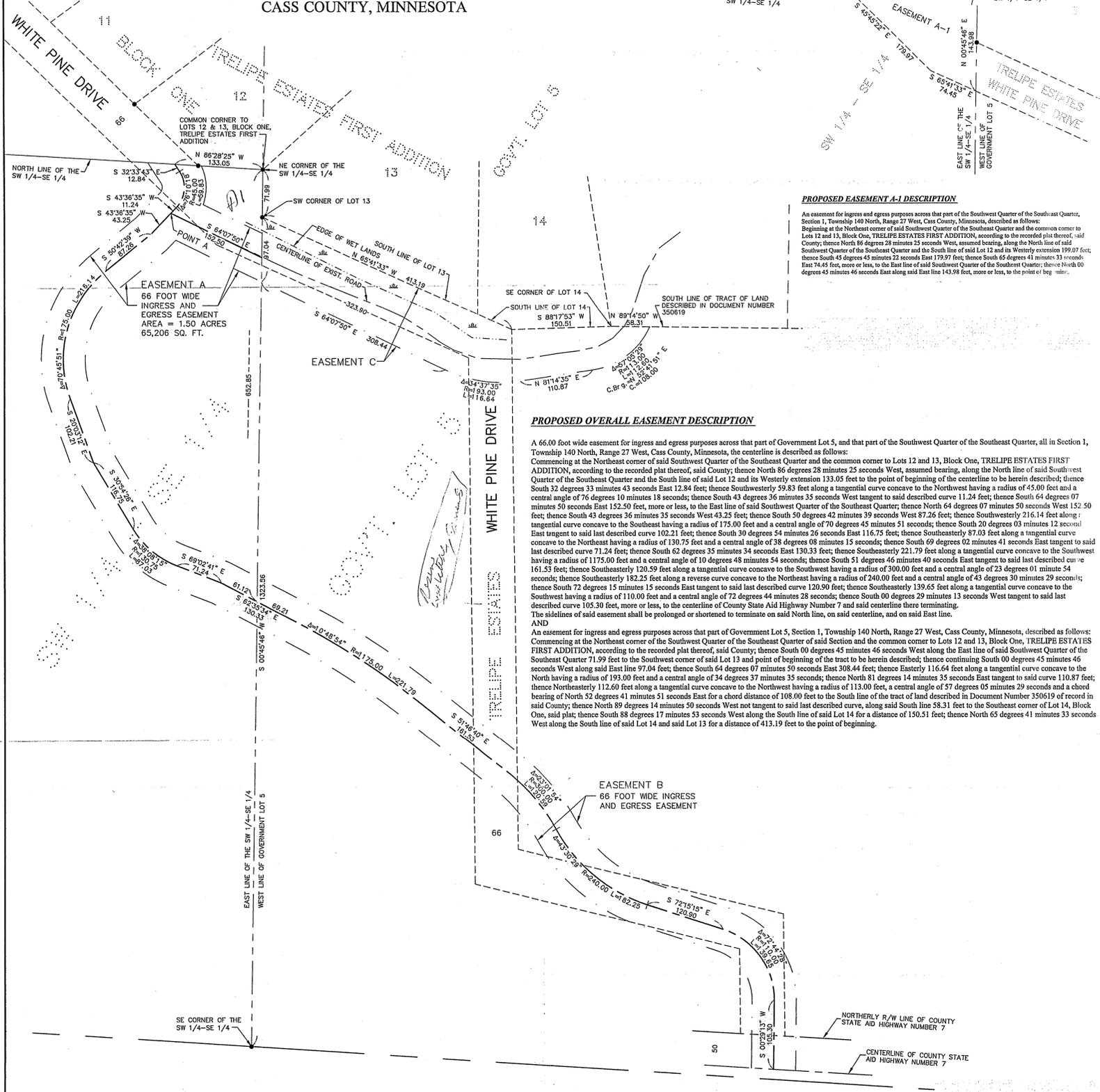


EXHIBIT '45'

CERTIFICATE OF SURVEY

EASEMENTS ACROSS GOVERNMENT LOT 5 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 1, TOWNSHIP 140 NORTH, RANGE 27 WEST, CASS COUNTY, MINNESOTA



PROPOSED EASEMENT A-1 DESCRIPTION

An easement for ingress and egress purposes across that part of the Southwest Quarter of the Southeast Quarter, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Beginning at the Northeast corner of said Southwest Quarter of the Southeast Quarter and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence North 86 degrees 28 minutes 25 seconds West, assumed bearing, along the North line of said Southwest Quarter of the Southeast Quarter and the South line of said Lot 12 and its Westerly extension 199.07 feet; thence South 32 degrees 33 minutes 43 seconds East 12.84 feet; thence Southwesterly 59.83 feet along a tangential curve concave to the Northwest having a radius of 45.00 feet and a central angle of 76 degrees 10 minutes 18 seconds; thence South 30 degrees 54 minutes 26 seconds East 116.75 feet; thence Southwesterly 87.03 feet along a tangential curve concave to the Northwest having a radius of 110.00 feet and a central angle of 10 degrees 48 minutes 54 seconds; thence South 51 degrees 46 minutes 40 seconds East tangent to said last described curve 161.53 feet; thence Southeasterly 120.59 feet along a reverse curve concave to the Northeast having a radius of 240.00 feet and a central angle of 43 degrees 30 minutes 29 seconds; thence South 72 degrees 15 minutes 15 seconds East tangent to said last described curve 120.90 feet; thence Southeasterly 139.65 feet along a tangential curve concave to the Southwest having a radius of 110.00 feet and a central angle of 72 degrees 44 minutes 28 seconds; thence South 00 degrees 29 minutes 13 seconds West tangent to said last described curve 105.30 feet, more or less, to the centerline of County State Aid Highway Number 7 and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said North line, on said centerline, and on said East line.

PROPOSED OVERALL EASEMENT DESCRIPTION

A 66.00 foot wide easement for ingress and egress purposes across that part of Government Lot 5, and that part of the Southwest Quarter of the Southeast Quarter, all in Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline is described as follows: Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence North 86 degrees 28 minutes 25 seconds West, assumed bearing, along the North line of said Southwest Quarter of the Southeast Quarter and the South line of said Lot 12 and its Westerly extension 133.05 feet to the point of beginning of the centerline to be herein described; thence South 32 degrees 33 minutes 43 seconds East 12.84 feet; thence Southwesterly 59.83 feet along a tangential curve concave to the Northwest having a radius of 45.00 feet and a central angle of 76 degrees 10 minutes 18 seconds; thence South 30 degrees 54 minutes 26 seconds East 116.75 feet; thence Southwesterly 87.03 feet along a tangential curve concave to the Northwest having a radius of 110.00 feet and a central angle of 10 degrees 48 minutes 54 seconds; thence South 51 degrees 46 minutes 40 seconds East tangent to said last described curve 161.53 feet; thence Southeasterly 120.59 feet along a reverse curve concave to the Northeast having a radius of 240.00 feet and a central angle of 43 degrees 30 minutes 29 seconds; thence South 72 degrees 15 minutes 15 seconds East tangent to said last described curve 120.90 feet; thence Southeasterly 139.65 feet along a tangential curve concave to the Southwest having a radius of 110.00 feet and a central angle of 72 degrees 44 minutes 28 seconds; thence South 00 degrees 29 minutes 13 seconds West tangent to said last described curve 105.30 feet, more or less, to the centerline of County State Aid Highway Number 7 and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said North line, on said centerline, and on said East line.

AND
An easement for ingress and egress purposes across that part of Government Lot 5, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence South 00 degrees 45 minutes 46 seconds West along the East line of said Southwest Quarter of the Southeast Quarter 71.99 feet to the Southwest corner of said Lot 13 and point of beginning of the tract to be herein described; thence continuing South 00 degrees 45 minutes 46 seconds West along said East line 97.04 feet; thence South 64 degrees 07 minutes 50 seconds East 308.44 feet; thence Easterly 116.64 feet along a tangential curve concave to the North having a radius of 193.00 feet and a central angle of 34 degrees 37 minutes 35 seconds; thence North 81 degrees 14 minutes 35 seconds East tangent to said curve 110.87 feet; thence Northeasterly 112.60 feet along a tangential curve concave to the Northwest having a radius of 113.00 feet, a central angle of 57 degrees 05 minutes 29 seconds and a chord bearing of North 52 degrees 41 minutes 51 seconds East for a chord distance of 108.00 feet to the South line of the tract of land described in Document Number 350619 of record in said County; thence North 89 degrees 14 minutes 50 seconds West not tangent to said last described curve, along said South line 58.31 feet to the Southeast corner of Lot 14, Block One, said plat; thence South 88 degrees 17 minutes 53 seconds West along the South line of said Lot 14 for a distance of 150.51 feet; thence North 65 degrees 41 minutes 33 seconds West along the South line of said Lot 14 and said Lot 13 for a distance of 413.19 feet to the point of beginning.

PROPOSED EASEMENT A DESCRIPTION

A 66.00 foot wide easement for ingress and egress purposes across that part of the Southwest Quarter of the Southeast Quarter, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline is described as follows: Commencing at the Northeast corner of said Southwest Quarter of the Southeast Quarter and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence North 86 degrees 28 minutes 25 seconds West, assumed bearing, along the North line of said Southwest Quarter of the Southeast Quarter and the South line of said Lot 12 and its Westerly extension 133.05 feet to the point of beginning of the centerline to be herein described; thence South 32 degrees 33 minutes 43 seconds East 12.84 feet; thence Southwesterly 59.83 feet along a tangential curve concave to the West having a radius of 45.00 feet and a central angle of 76 degrees 10 minutes 18 seconds; thence South 30 degrees 54 minutes 26 seconds East 116.75 feet; thence Southwesterly 87.03 feet along a tangential curve concave to the Northwest having a radius of 110.00 feet and a central angle of 10 degrees 48 minutes 54 seconds; thence South 51 degrees 46 minutes 40 seconds East tangent to said last described curve 161.53 feet; thence Southeasterly 120.59 feet along a reverse curve concave to the Northeast having a radius of 240.00 feet and a central angle of 43 degrees 30 minutes 29 seconds; thence South 72 degrees 15 minutes 15 seconds East tangent to said last described curve 120.90 feet; thence Southeasterly 139.65 feet along a tangential curve concave to the Southwest having a radius of 110.00 feet and a central angle of 72 degrees 44 minutes 28 seconds; thence South 00 degrees 29 minutes 13 seconds West tangent to said last described curve 105.30 feet, more or less, to the centerline of County State Aid Highway Number 7 and said centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said North line and on said East line.

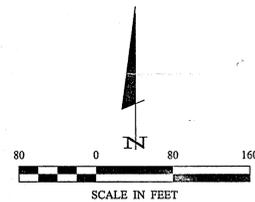
AND
A 66.00 foot wide easement for ingress and egress purposes across that part of the Southwest Quarter of the Southeast Quarter, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline is described as follows: Beginning at said Point "A," thence South 64 degrees 07 minutes 50 seconds East 152.50 feet to the East line of said Southwest Quarter of the Southeast Quarter, said point being South 00 degrees 45 minutes 46 seconds West 132.59 feet as measured along said East line from said Northeast corner centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said East line.

PROPOSED EASEMENT B DESCRIPTION

A 66.00 foot wide easement for ingress and egress purposes across that part of Government Lot 5, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, the centerline is described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence South 00 degrees 45 minutes 46 seconds West, assumed bearing, along the East line of said Southwest Quarter of the Southeast Quarter 652.85 feet to the point of beginning of the centerline to be herein described; thence continuing South 00 degrees 45 minutes 46 seconds West along said East line 97.04 feet; thence South 64 degrees 07 minutes 50 seconds East 308.44 feet; thence Easterly 116.64 feet along a tangential curve concave to the North having a radius of 193.00 feet and a central angle of 34 degrees 37 minutes 35 seconds; thence North 81 degrees 14 minutes 35 seconds East tangent to said curve 110.87 feet; thence Northeasterly 112.60 feet along a tangential curve concave to the Northwest having a radius of 113.00 feet, a central angle of 57 degrees 05 minutes 29 seconds and a chord bearing of North 52 degrees 41 minutes 51 seconds East for a chord distance of 108.00 feet to the South line of the tract of land described in Document Number 350619 of record in said County; thence North 89 degrees 14 minutes 50 seconds West not tangent to said last described curve, along said South line 58.31 feet to the Southeast corner of Lot 14, Block One, said plat; thence South 88 degrees 17 minutes 53 seconds West along the South line of said Lot 14 for a distance of 150.51 feet; thence North 65 degrees 41 minutes 33 seconds West along the South line of said Lot 14 and said Lot 13 for a distance of 413.19 feet to the point of beginning.

PROPOSED EASEMENT C DESCRIPTION

An easement for ingress and egress purposes across that part of Government Lot 5, Section 1, Township 140 North, Range 27 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter of said Section and the common corner to Lots 12 and 13, Block One, TRELIPE ESTATES FIRST ADDITION, according to the recorded plat thereof, said County; thence South 00 degrees 45 minutes 46 seconds West along the East line of said Southwest Quarter of the Southeast Quarter 71.99 feet to the Southwest corner of said Lot 13 and point of beginning of the tract to be herein described; thence continuing South 00 degrees 45 minutes 46 seconds West along said East line 97.04 feet; thence South 64 degrees 07 minutes 50 seconds East 308.44 feet; thence Easterly 116.64 feet along a tangential curve concave to the North having a radius of 193.00 feet and a central angle of 34 degrees 37 minutes 35 seconds; thence North 81 degrees 14 minutes 35 seconds East tangent to said curve 110.87 feet; thence Northeasterly 112.60 feet along a tangential curve concave to the Northwest having a radius of 113.00 feet, a central angle of 57 degrees 05 minutes 29 seconds and a chord bearing of North 52 degrees 41 minutes 51 seconds East for a chord distance of 108.00 feet to the South line of the tract of land described in Document Number 350619 of record in said County; thence North 89 degrees 14 minutes 50 seconds West not tangent to said last described curve, along said South line 58.31 feet to the Southeast corner of Lot 14, Block One, said plat; thence South 88 degrees 17 minutes 53 seconds West along the South line of said Lot 14 for a distance of 150.51 feet; thence North 65 degrees 41 minutes 33 seconds West along the South line of said Lot 14 and said Lot 13 for a distance of 413.19 feet to the point of beginning.



• DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE SW 1/4-SE 1/4 TO HAVE AN ASSUMED BEARING OF N 86°28'25" W.

CERTIFICATE OF SURVEY CLAYTON SHONKA 4552 BEAVER DRIVE NE REMER, MN 56672	PROJ. MGR. DSL/KTM	COMPUTER: CO41010.DWG	DATE: 7-09-04	REVISIONS DESCRIPTION BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. DAVID S. LANDECKER PLS/17008 DATE 7/9/04 LIC. NO. 17008
	CHECKED BY: DSL	FIELD BOOK: BOOK 246 PG. 49	SCALE: 1"=80'	DATE	
	DRAWN BY: RJF	FILE NO. 041010	VERT. NONE		

Landecker & Associates, Inc.
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 JAN 20 2005
 COUNTY SURVEYS

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