

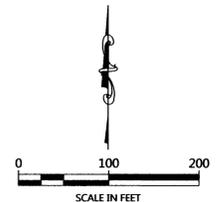
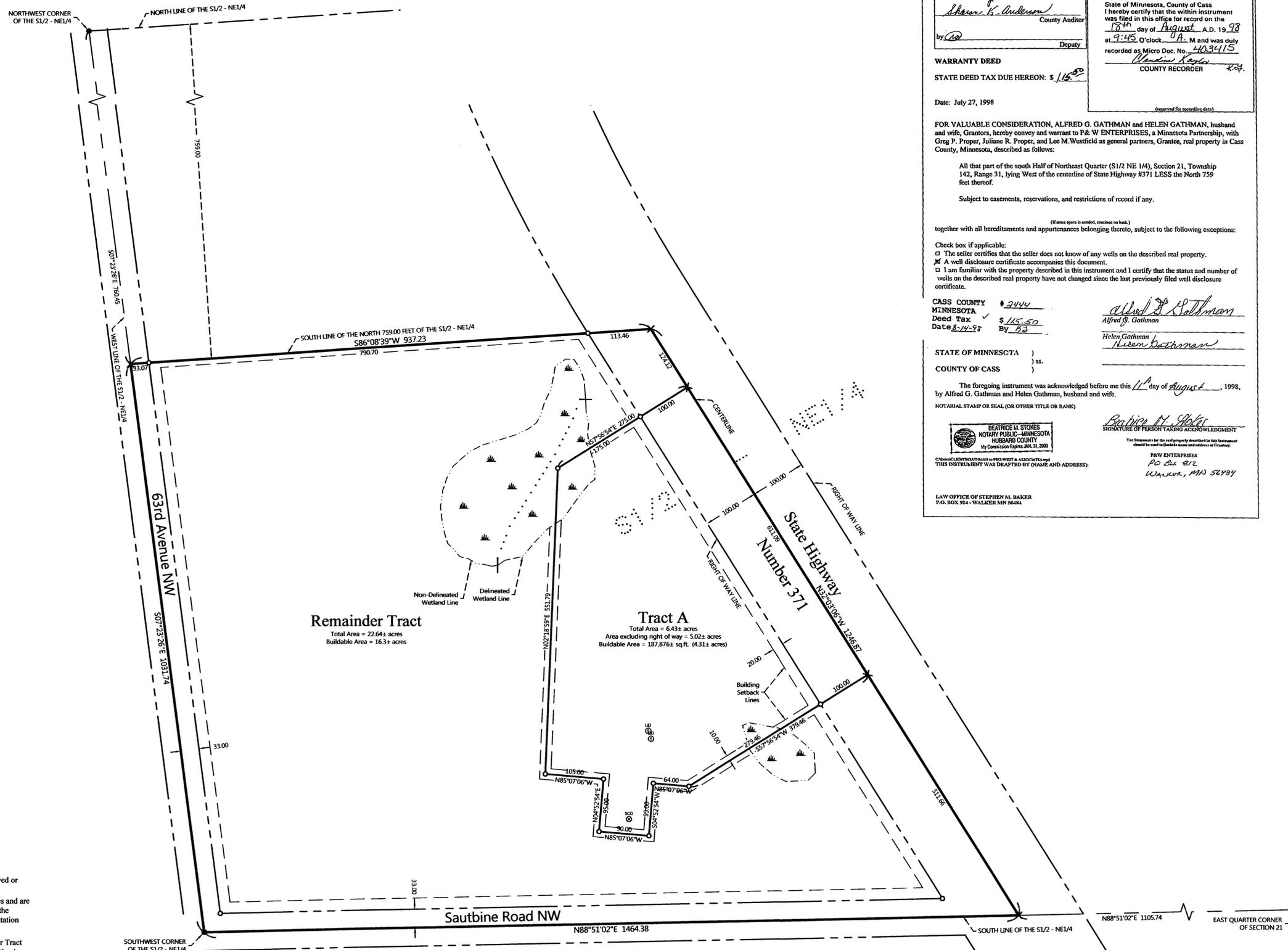
CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

TRACT A
That part of the South Half of the Northeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
COMMENCING at the southwest corner of said South Half of the Northeast Quarter, thence North 88 degrees 51 minutes 02 seconds East, assigned bearing, along the south line of said South Half of the Northeast Quarter, for a distance of 1464.38 feet to the centerline of State Highway Number 371; thence North 32 degrees 03 minutes 06 seconds West, along said centerline, 511.66 feet to the point of beginning of the tract to be herein described; thence South 57 degrees 56 minutes 54 seconds West 379.46 feet; thence North 85 degrees 07 minutes 06 seconds West 64.00 feet; thence South 04 degrees 52 minutes 54 seconds West 95.00 feet; thence North 85 degrees 07 minutes 06 seconds West 90.00 feet; thence North 04 degrees 52 minutes 54 seconds East 95.00 feet; thence North 85 degrees 07 minutes 06 seconds West 105.00 feet; thence North 02 degrees 18 minutes 59 seconds East 551.79 feet; thence North 57 degrees 56 minutes 54 seconds East 275.00 feet to said centerline; thence South 32 degrees 03 minutes 06 seconds East, along said centerline, 611.09 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to State Highway Number 371 right of way.

REMAINDER TRACT
That part of the South Half of the Northeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows:
BEGINNING at the southwest corner of said South Half of the Northeast Quarter, thence North 88 degrees 51 minutes 02 seconds East, assigned bearing, along the south line of said South Half of the Northeast Quarter, for a distance of 1464.38 feet to the centerline of State Highway Number 371; thence North 32 degrees 03 minutes 06 seconds West, along said centerline, 511.66 feet; thence South 57 degrees 56 minutes 54 seconds West 379.46 feet; thence North 85 degrees 07 minutes 06 seconds West 64.00 feet; thence South 04 degrees 52 minutes 54 seconds West 95.00 feet; thence North 85 degrees 07 minutes 06 seconds West 90.00 feet; thence North 04 degrees 52 minutes 54 seconds East 95.00 feet; thence North 85 degrees 07 minutes 06 seconds West 105.00 feet; thence North 02 degrees 18 minutes 59 seconds East 551.79 feet; thence North 57 degrees 56 minutes 54 seconds East 275.00 feet to said centerline; thence North 32 degrees 03 minutes 06 seconds West, along said centerline, 124.12 feet to the south line of the North 759.00 feet of said South Half of the Northeast Quarter; thence South 86 degrees 08 minutes 39 seconds West, along said south line, 937.23 feet to the west line of said South Half of the Northeast Quarter; thence South 07 degrees 23 minutes 26 seconds East, along said west line, 1031.74 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to State Highway Number 371, 63rd Avenue NW, and Sautbine Road NW right of ways.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER TO HAVE AN ASSIGNED BEARING OF N 88°51'02" E.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND PK NAIL
- × DENOTES CALCULATED POSITION
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊙ DENOTES DELINEATED WETLAND(S) by Ben Meister, Nov. 2014 (See Note 5)

NOTES:

1. Subject Tract Parcel ID is 38-121-1304.
2. Zoning for subject tract = Commercial Corridor C-1, Shoreland Commercial, and Non-Shoreland Commercial.
3. Not all of the improvements, topography, or wetland information have been surveyed or shown on this certificate.
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. The wetlands as shown in Tract A were delineated. The wetlands in the Remainder Tract were not delineated but their approximate location is shown based on National Wetland Inventory mappings.

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

38-121-1304
(No delinquent taxes and transfer entered; Certificate of Real Estate Value (Y) filed () not required; Certificate of Real Estate Value No. 403415
Aug 14 1998
Sharon K. Anderson County Auditor
by [Signature] Deputy
WARRANTY DEED
STATE DEED TAX DUE HEREON: \$ 115.50
Date: July 27, 1998
FOR VALUABLE CONSIDERATION, ALFRED G. GATHMAN and HELEN GATHMAN, husband and wife, Grantors, hereby convey and warrant to P & W ENTERPRISES, a Minnesota Partnership, with Greg P. Proper, Juliane R. Proper, and Lee M. Westfield as general partners, Grantees, real property in Cass County, Minnesota, described as follows:
All that part of the south Half of Northeast Quarter (S1/2 NE 1/4), Section 21, Township 142, Range 31, lying West of the centerline of State Highway #371 LESS the North 759 feet thereof.
Subject to easements, reservations, and restrictions of record if any.
together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
Check box if applicable:
 The seller certifies that the seller does not know of any wells on the described real property.
 A well disclosure certificate accompanies this document.
 I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.
CASS COUNTY MINNESOTA
Deed Tax \$ 115.50
Date 8-14-98 By [Signature]
STATE OF MINNESOTA)
COUNTY OF CASS) ss.
The foregoing instrument was acknowledged before me this 14th day of August, 1998, by Alfred G. Gathman and Helen Gathman, husband and wife.
NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR NAME)
BEATRICE M. STOKES
NOTARY PUBLIC - MINNESOTA
HUBBARD COUNTY
My Commission Expires JAN. 31, 2000
I, the undersigned, am a Notary Public and a Notary-at-Large in the State of Minnesota.
THIS INSTRUMENT WAS DRAFTED BY (NAME AND ADDRESS):
PAW ENTERPRISES
P.O. Box 812
Walker, MN 56484
LAW OFFICE OF STEPHEN AL BAKER
P.O. BOX 924 - WALKER MN 56484

REVISIONS:

NO.	DATE	DESCRIPTION
1.	12-12-2014	Remainder Tract wetlands and buildable area (WAG)

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.
[Signature]
TERRY L. FREEMAN
LIC. NO. 21367

MARKETRY CONSULTING, INC.
P.O. Box 293, Walker, MN 56484
Phone: 218-547-1286, Fax: 218-547-2272
web: www.mnclusa.com

CERTIFICATE OF SURVEY
P & W Enterprises
P.O. Box 192
Walker, MN 56484

JOB NO. 14-182
DATE: 12-01-2014
SHEET NO. 1 OF 1