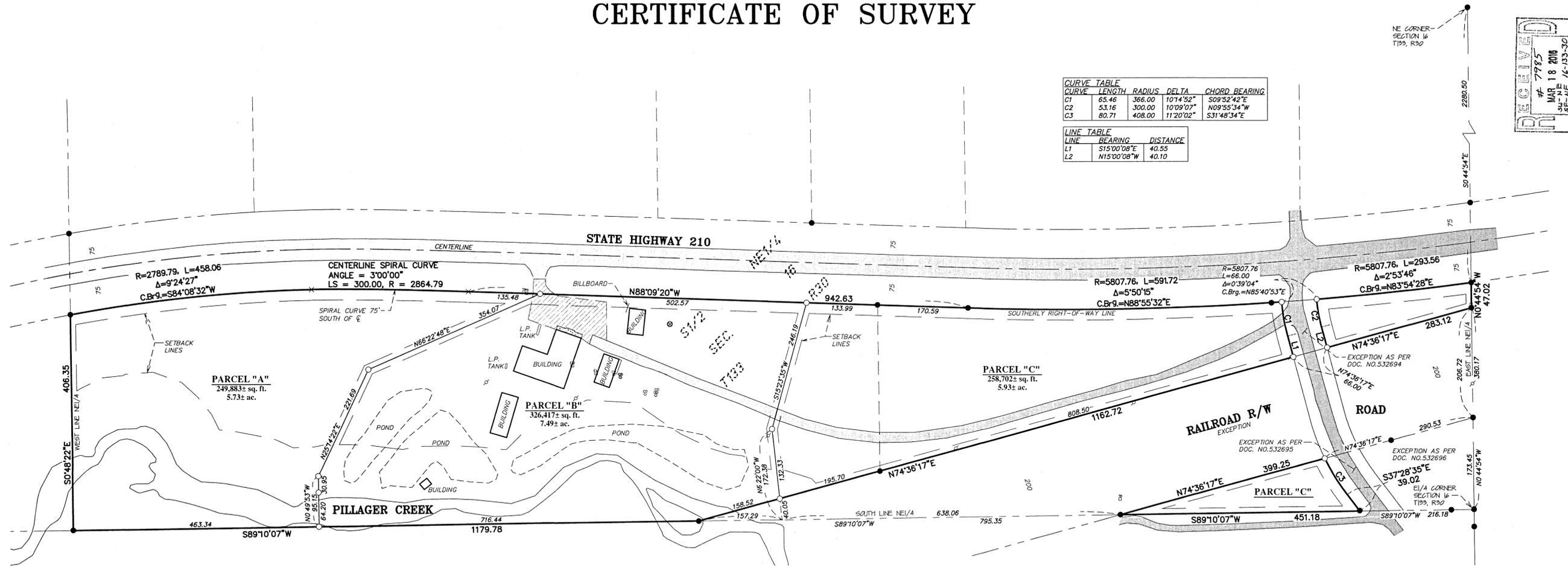


CERTIFICATE OF SURVEY



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 4th day of November, 2015.

By: *Mark T. Downing*
 Mark T. Downing, Minnesota License No. 46105



BOUNDARY SURVEY
 Part of S1/2 NE1/4
 Sec. 16, T133, R30
 Cass County, MN

CLIENT:
 Brent Beimer
 3385 State Hwy 210 SW
 Pillager, MN 56473

NO.	DATE	BY	REVISION DESCRIPTION

EXISTING DESCRIPTION (Parcel No.: 41-216-1300)

The South half of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies southerly of Minnesota Trunk Highway number 210 as presently located.

Less and Except that part as described in Document Numbers 532694, 532695, and 532696, on file and of record in the Office of the County Recorder. Also Less and Except railroad right-of-way.

DESCRIPTION - (PARCEL "A")

That part of the South half of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies southerly of Minnesota Trunk Highway number 210 as presently located and lies westerly of the following described line:

Commencing at the East Quarter corner of said Section 16; thence South 89 degrees 10 minutes 07 seconds West, assumed bearing, along the south line of said South half of the Northeast Quarter, a distance of 2179.15 feet to the point of beginning of the line to be described; thence North 00 degrees 49 minutes 53 seconds West, 95.15 feet; thence North 25 degrees 14 minutes 22 seconds East, 221.69 feet; thence North 66 degrees 22 minutes 48 seconds East, 354.07 feet, to the southerly right-of-way line of said Minnesota Trunk Highway number 210 and there terminating said line.

Said parcel contains 5.7 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "B")

That part of the South half of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies southerly of Minnesota Trunk Highway number 210 as presently located described as follows:

Commencing at the East Quarter corner of said Section 16; thence South 89 degrees 10 minutes 07 seconds West, assumed bearing, along the south line of said South half of the Northeast Quarter, a distance of 1305.42 feet; thence North 06 degrees 22 minutes 00 seconds West, 172.38 feet; thence North 15 degrees 23 minutes 35 seconds East, 246.19 feet to the southerly right-of-way line of said Minnesota Trunk Highway number 210 and the point of beginning; thence return South 15 degrees 23 minutes 35 seconds West, 246.19 feet; thence South 06 degrees 22 minutes 00 seconds East, 172.38 feet to the south line of said South half of the Northeast Quarter; thence South 89 degrees 10 minutes 07 seconds West, along the south line of said South half of the Northeast Quarter, 873.73 feet; thence North 00 degrees 49 minutes 53 seconds West, 95.15 feet; thence North 25 degrees 14 minutes 22 seconds East, 221.69 feet; thence North 66 degrees 22 minutes 48 seconds East, 354.07 feet, to the southerly right-of-way line of said Minnesota Trunk Highway number 210; thence South 88 degrees 09 minutes 20 seconds East, along the southerly right-of-way line of said Minnesota Trunk Highway number 210, a distance of 502.57 feet to the point of beginning.

Less and Except railroad right-of-way.

Said parcel contains 7.4 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION - (PARCEL "C")

That part of the South half of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies southerly of Minnesota Trunk Highway number 210 as presently located and lies easterly of the following described line:

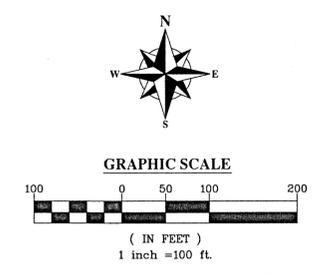
Commencing at the East Quarter corner of said Section 16; thence South 89 degrees 10 minutes 07 seconds West, assumed bearing, along the south line of said South half of the Northeast Quarter, a distance of 1305.42 feet, to the point of beginning of said line; thence North 06 degrees 22 minutes 00 seconds West, 172.38 feet; thence North 15 degrees 23 minutes 35 seconds East, 246.19 feet to the southerly right-of-way line of said Minnesota Trunk Highway number 210 and there terminating said line.

Less and Except that part as described in Document Numbers 532694, 532695, and 532696, on file and of record in the Office of the County Recorder. Also Less and Except railroad right-of-way.

Said parcel contains 5.9 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: The south line of the S1/2 NE1/4 of Section 16, Township 133, Range 30 is assumed to have a bearing of South 89 degrees 10 minutes 07 seconds West.
- The field survey was completed on November 4, 2015.
- Arro Land Surveying of Brainerd, 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.
- Existing Certificate of Survey, dated 6/24/2005, prepared by James Kramer, MN Lic. No. 23668 was referenced in the preparation of this survey.
- Wetlands may exist on subject property but were not identified in the preparation of this survey.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Urban Growth and Shoreland Residential
- Setback Requirements:
 Pillager Creek = 100 feet
 Road R/W = 20 feet
 Property Line = 10 feet



LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES ELECTRIC METER
- ⊙ DENOTES UTILITY POLE
- ⊗ DENOTES WELL
- ⊕ DENOTES SEPTIC CLEANOUT
- ▨ DENOTES GRAVEL SURFACE
- ▩ DENOTES BITUMINOUS SURFACE
- ▧ DENOTES CONCRETE SURFACE