

**Client**  
**RURAL**  
**RENEWABLE**  
**ENERGY**  
**ALLIANCE**

**Project**  
**CERTIFICATE OF**  
**SURVEY- RURAL**  
**RENEWABLE**  
**ENERGY**  
**ALLIANCE**

**Location**  
**BACKUS,**  
**MINNESOTA**

**Certification**

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.

*Keith E. Dahl*

Keith E. Dahl, Land Surveyor  
Registration No. 18418 Date: 07/27/2016

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

**Summary**

Designed: Drawn: JML  
Approved: KED Book / Page:  
Phase: Initial Issue: 07/21/2016

**Revision History**

No. Date By Submittal / Revision

**Sheet Title**  
**CERTIFICATE OF**  
**SURVEY**

**Sheet No. Revision**

**1/1**

**Project No. Cass Parcel**

**DESCRIPTION**

LEGAL DESCRIPTION FOR PARCEL B Per TRUSTEE'S DEED filed as Document No. A000596980 in the Office of the County Recorder, Cass County, Minnesota

That part of the West Half of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 16; thence North 88 degrees 35 minutes 02 seconds East, assumed bearing along the north line of said Section 16, a distance of 969.38 feet to the point of beginning of the tract of land to be described; thence South 29 degrees 47 minutes 45 seconds East, a distance of 622.28 feet; thence South 60 degrees 12 minutes 15 seconds West, a distance of 667.62 feet to the centerline of State Trunk Highway No. 371; thence North 29 degrees 47 minutes 45 seconds East, along said centerline, a distance of 982.95 feet to said north line of Section 16; thence North 88 degrees 35 minutes 02 seconds East, along said north line, a distance of 758.81 feet to the point of beginning. Subject to right of way for State Trunk Highway No. 371 and 8th Street SW and subject to other easements, reservations and restrictions of record, if any.

Together with and subject to a 33.00 foot easement for roadway purposes over and across that part of the West Half of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of said Section 16; thence North 88 degrees 35 minutes 02 seconds East, assumed bearing along the north line of said Section 16, a distance of 969.38 feet; thence South 29 degrees 47 minutes 45 seconds East, a distance of 622.28 feet; thence South 60 degrees 12 minutes 15 seconds West, a distance of 427.12 feet to the point of beginning of the centerline to be described; thence North 29 degrees 47 minutes 45 seconds West, a distance of 715.06 feet; thence North 29 degrees 23 minutes 38 seconds East, a distance of 102.91 feet to the southerly right of way line of 8th Street SW and said centerline there terminating. The side lines of said strip are to be prolonged or shortened to terminate at the southerly right of way of 8th Street SW.

LEGAL DESCRIPTION FOR PARCEL C Per WARRANTY DEED filed as Document No. A000606934 in the Office of the County Recorder, Cass County, Minnesota

LEGAL DESCRIPTION FOR PARCEL C

That part of the West Half of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 16; thence North 88 degrees 35 minutes 02 seconds East, assumed bearing along the north line of said Section 16, a distance of 969.38 feet; thence South 29 degrees 47 minutes 45 seconds East, a distance of 622.28 feet to the point of beginning of the tract of land to be described; thence South 60 degrees 12 minutes 15 seconds West, a distance of 667.62 feet to the centerline of State Trunk Highway No. 371; thence South 29 degrees 47 minutes 45 seconds East, along said centerline, a distance of 1273.42 feet to the east line of said West Half of the Northwest Quarter; thence North 00 degrees 15 minutes 54 seconds West, along said east line, a distance of 1009.09 feet to an intersection of a line which bears North 60 degrees 12 minutes 15 seconds East from the point of beginning; thence South 60 degrees 12 minutes 15 seconds West, a distance of 53.75 feet to the point of beginning.

Together with and subject to a 33.00 foot easement for roadway purposes over and across that part of the West Half of the Northwest Quarter of Section 16, Township 138, Range 30, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of said Section 16; thence North 88 degrees 35 minutes 02 seconds East, assumed bearing along the north line of said Section 16, a distance of 969.38 feet; thence South 29 degrees 47 minutes 45 seconds East, a distance of 622.28 feet; thence South 60 degrees 12 minutes 15 seconds West, a distance of 427.12 feet to the point of beginning of the centerline to be described; thence North 29 degrees 47 minutes 45 seconds West, a distance of 715.06 feet; thence North 29 degrees 23 minutes 38 seconds East, a distance of 102.91 feet to the southerly right of way line of 8th Street SW and said centerline there terminating. The side lines of said strip are to be prolonged or shortened to terminate at the southerly right of way of 8th Street SW.

**SURVEY NOTES**

- The bearing system for this survey is based assumed coordinate system. The north line of West Half of the Northwest Quarter of Section 16, Township 138, Range 30 is assumed to bear North 88 degrees 35 minutes 02 seconds East.
- This survey of lands are located in Section 16, Township 138, Range 30, City of Backus, Cass County, Minnesota.
- Subject property's addresses and property identification numbers are as follows:  
Parcel B: 3963 8th Street SW, Backus, MN 56435, its PID is 31-016-2204  
Parcel C: Address is unassigned, Backus, MN 56435, its PID is 31-016-2206

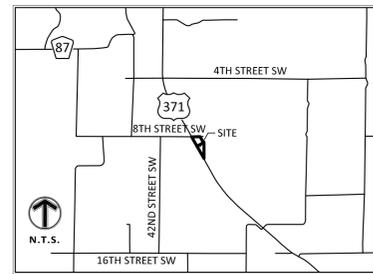
Parcel B	Area in Sq. Ft.	Area in Acres
Gross	535,844	12.301
Right of Way	227,667	5.227
Net Area	308,177	7.075

Parcel C	Area in Sq. Ft.	Area in Acres
Gross	459,304	10.544
Right of Way	240,959	5.532
Net Area	218,345	5.013

Total Areas	Area in Sq. Ft.	Area in Acres
Gross	995,148	22.845
Right of Way	468,626	10.758
Net Area	526,522	12.087

- This survey was prepared without the benefit of a title commitment or abstract and the surveyor has made no independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate title search may disclose. Therefore, this survey may be revised by showing that which would be cited in a title commitment and then illustrated on the survey.
- A Gopher State One Call (GSOC) request was not placed. The underground utility locations, shown hereon, if any, are based upon locates from those utility providers that actually performed a locate as a result of this request. Utility suppliers often do not respond to these requests but may provide ambiguous maps, plans, and drawings in lieu of physical location. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Utility information shown hereon, if any, is a compilation of this map information and those visible utilities that were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon, if any, are in the exact location as indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
- Ground elevation data shown from LIDAR data obtained from MNTopo on 07/21/2016 and not field verified. Note that data was collected in the Spring of 2012 and the vertical datum used is NAVD88 per the metadata.
- Field work was completed on June 4, 2016.
- The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.
- Right of Way of and controlled access to State Trunk Highway No. 371 shown from mapping available from the Minnesota Department of Transportation.

**VICINITY MAP**



**LEGEND**

- FOUND MONUMENT MARKED LS 1725 UNLESS OTHERWISE NOTED
- SET MONUMENT MARKED LS 18418
- ⊠ ELECTRIC METER
- ⊡ AIR CONDITIONER
- ← GUY ANCHOR
- ⊘ UTILITY POLE
- ⊠ ELECTRIC TRANSFORMER
- ⊡ TELEPHONE PEDESTAL
- ⊠ GAS METER
- ⊠ OVERHEAD COMM. AND ELEC.
- UNDERGROUND FIBER OPTIC
- CHAIN LINK FENCE
- IRON FENCE
- WIRE FENCE
- WOOD FENCE
- EASEMENT LINE
- OFFSET LINE
- △ CONTROLLED ACCESS
- /// BUILDING LINE
- BUILDING CANOPY

