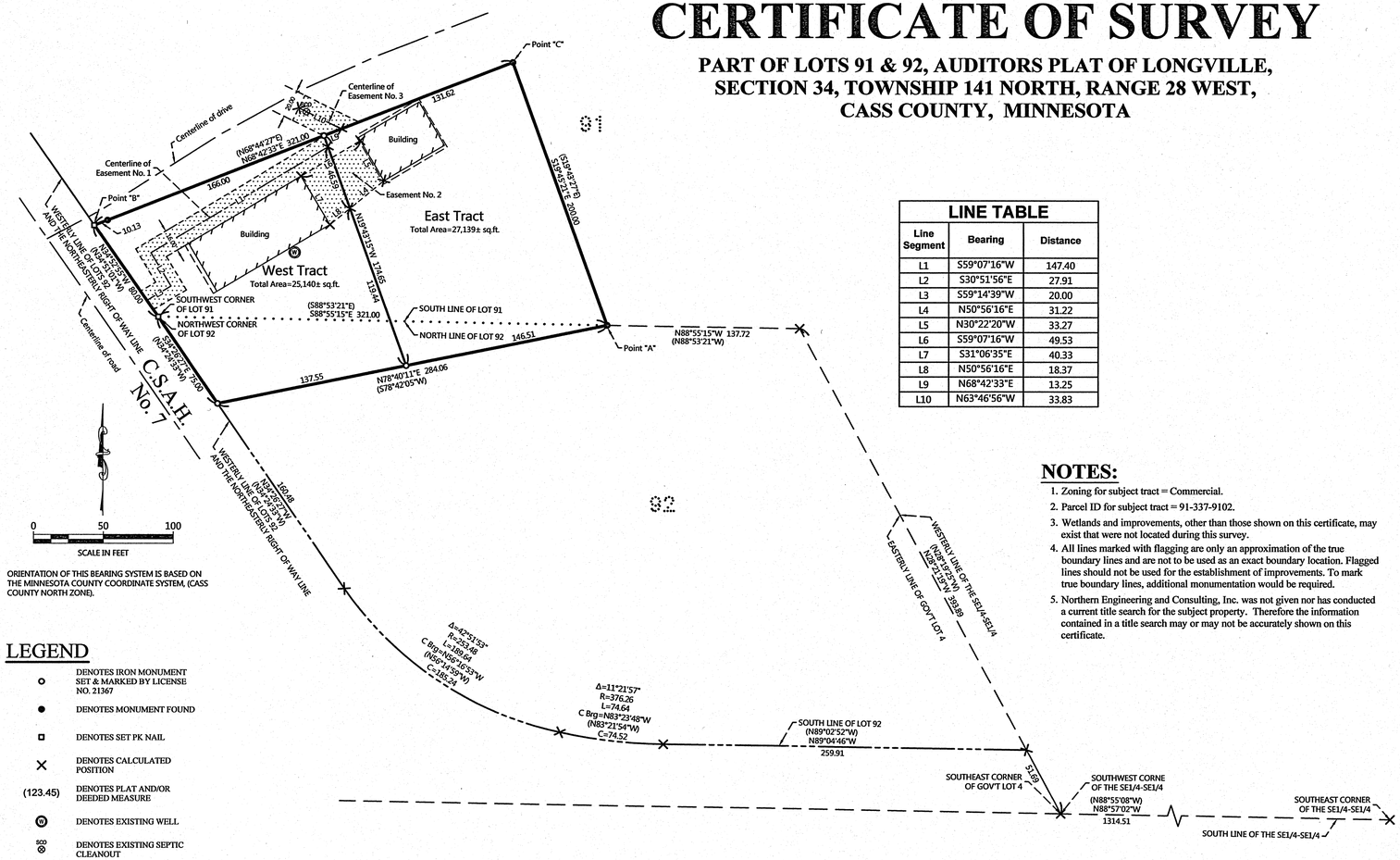
CERTIFICATE OF SURVEY

PART OF LOTS 91 & 92, AUDITORS PLAT OF LONGVILLE, SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST, CASS COUNTY, MINNESOTA



LINE TABLE

Line Segment	Bearing	Distance
L1	S59°07'16"W	147.40
L2	S30°51'56"E	27.91
L3	S59°14'39"W	20.00
L4	N50°56'16"E	31.22
L5	N30°22'20"W	33.27
L6	S59°07'16"W	49.53
L7	S31°06'35"E	40.33
L8	N50°56'16"E	18.37
L9	N68°42'33"E	13.25
L10	N63°46'56"W	33.83

NOTES:

1. Zoning for subject tract = Commercial.
2. Parcel ID for subject tract = 91-337-9102.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES SET PK NAIL
- DENOTES CALCULATED POSITION
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC CLEANOUT
- DENOTES EASEMENT AREA

PROPOSED DESCRIPTIONS:

WEST TRACT

That part of Lots 91 and 92, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Lot 92; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the westerly line of said Lot 92, for a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as Point "A", said Point "A" being on the north line of said Lot 92, a distance of 321.00 feet from said northwest corner as measured along said north line; AND COMMENCING at the southwest corner of said Lot 91; thence North 34 degrees 52 minutes 55 seconds West, along the westerly line of said Lot 91, a distance of 80.00 feet to a point hereinafter referred to as Point "B"; thence North 68 degrees 42 minutes 33 seconds East 321.00 feet to a point hereinafter referred to as Point "C"; said Point "C" being 200.00 feet from said Point "A"; thence BEGINNING at said northwest corner of Lot 92; thence South 34 degrees 26 minutes 27 seconds East, along said westerly line of Lot 92, a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East, toward said Point "A", 137.55 feet; thence North 19 degrees 43 minutes 15 seconds West 174.65 feet to the intersection with the line between said Points "B" and "C"; thence South 68 degrees 42 minutes 33 seconds West 176.13 feet to said Point "B"; thence South 34 degrees 52 minutes 55 seconds East, along said westerly line of Lot 91, a distance of 80.00 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
SUBJECT to Easement No. 1.
SUBJECT to and TOGETHER with Easement No. 2.

EAST TRACT

That part of Lots 91 and 92, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Lot 92; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the westerly line of said Lot 92, for a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as Point "A", said Point "A" being on the north line of said Lot 92, a distance of 321.00 feet from said northwest corner as measured along said north line; AND COMMENCING at the southwest corner of said Lot 91; thence North 34 degrees 52 minutes 55 seconds West, along the westerly line of said Lot 91, a distance of 80.00 feet to a point hereinafter referred to as Point "B"; thence North 68 degrees 42 minutes 33 seconds East 321.00 feet to a point hereinafter referred to as Point "C"; said Point "C" being 200.00 feet from said Point "A"; thence COMMENCING at said northwest corner of Lot 92; thence South 34 degrees 26 minutes 27 seconds East, along said westerly line of Lot 92, a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East, toward said Point "A", 137.55 feet to the point of beginning of the tract to be herein described; thence North 19 degrees 43 minutes 15 seconds West 174.65 feet to the intersection with the line between said Points "B" and "C"; thence North 68 degrees 42 minutes 33 seconds East 144.87 feet to said Point "C"; thence South 19 degrees 45 minutes 21 seconds East 200.00 feet to said Point "A"; thence South 78 degrees 40 minutes 11 seconds West 146.51 feet to the point of beginning.
SUBJECT to easements, restrictions, and reservations of record.
TOGETHER with Easement No. 1.
SUBJECT to and TOGETHER with Easement No. 2.
TOGETHER with Easement No. 3.

EASEMENT NO. 1

A 16.00 foot wide easement for ingress and egress over and across that part of Lot 91, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, the centerline of said 16.00 foot wide easement is described as follows: COMMENCING at the northwest corner of Lot 92, said plat, thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the westerly line of said Lot 92, for a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as Point "A", said Point "A" being on the north line of said Lot 92, a distance of 321.00 feet from said northwest corner as measured along said north line; thence COMMENCING at said northwest corner; thence South 34 degrees 26 minutes 27 seconds East, along said westerly line, 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 137.55 feet toward said Point "A"; thence North 19 degrees 43 minutes 15 seconds West 166.03 feet to the point of beginning of the centerline to be herein described; thence South 59 degrees 07 minutes 16 seconds West 147.40 feet; thence South 30 degrees 51 minutes 56 seconds East 27.91 feet; thence South 59 degrees 14 minutes 39 seconds West 20.00 feet to the intersection with westerly line of said Lot 91 and said described centerline there terminating.
The sidelines of said 16.00 foot wide easement shall be prolonged or shortened to terminate on said westerly line of Lot 91 and on lines bearing North 19 degrees 43 minutes 15 seconds West and South 19 degrees 43 minutes 15 seconds East from the above described point of beginning.

EASEMENT NO. 2

An easement for ingress and egress over and across that part of Lot 91, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Lot 92, said plat, thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the westerly line of said Lot 92, for a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as Point "A", said Point "A" being on the north line of said Lot 92, a distance of 321.00 feet from said northwest corner as measured along said north line; thence COMMENCING at said northwest corner; thence South 34 degrees 26 minutes 27 seconds East, along said westerly line, 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 137.55 feet toward said Point "A"; thence North 19 degrees 43 minutes 15 seconds West 119.44 feet to the point of beginning of the easement to be herein described; thence North 50 degrees 56 minutes 16 seconds East 31.22 feet; thence North 30 degrees 22 minutes 20 seconds West 33.27 feet; thence South 59 degrees 07 minutes 16 seconds West 49.53 feet; thence South 31 degrees 06 minutes 35 seconds East 40.33 feet; thence North 50 degrees 56 minutes 16 seconds East 18.37 feet to the point of beginning

EASEMENT NO. 3

A 20.00 foot wide easement for use and maintenance of a sewer line over and under that part of Lot 91, AUDITOR'S PLAT OF LONGVILLE, MINNESOTA, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of Lot 92, said plat; thence South 34 degrees 26 minutes 27 seconds East, assigned bearing, along the westerly line of said Lot 92, for a distance of 75.00 feet; thence North 78 degrees 40 minutes 11 seconds East 284.06 feet to a point hereinafter referred to as Point "A", said Point "A" being on the north line of said Lot 92, a distance of 321.00 feet from said northwest corner as measured along said north line; AND COMMENCING at the southwest corner of said Lot 91; thence North 34 degrees 52 minutes 55 seconds West, along the westerly line of said Lot 91, a distance of 80.00 feet to a point hereinafter referred to as Point "B"; thence North 68 degrees 42 minutes 33 seconds East 321.00 feet to a point hereinafter referred to as Point "C"; said Point "C" being 200.00 feet from said Point "A" on a bearing of North 19 degrees 45 minutes 21 seconds West from said Point "A"; thence COMMENCING at said Point "B"; thence North 68 degrees 42 minutes 33 seconds East, toward said Point "C", 189.38 feet to the point of beginning of the centerline to be herein described; thence North 63 degrees 46 minutes 56 seconds West 33.83 feet and said described centerline there terminating.
The sidelines of said 20.00 foot wide easement shall be prolonged or shortened to terminate on the line between said Points "B" and "C".

EXISTING DESCRIPTION:

OBTAINED FROM THE CASS COUNTY RECORDERS OFFICE.

91-337-9102
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
January 22, 2014
Sharon K Anderson
County Auditor
by: VK, Deputy

A000599820
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFICO, FILED, AND/OR RECORDED ON
1/22/2014 1:30:39 PM
AS DOC #: A000599820
PAGES: 2
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY KF Dep

QUIT CLAIM DEED

DEED TAX DUE: $1.65 Date: December 12, 2013

FOR VALUABLE CONSIDERATION, DAVID A. JOEL and TINA M. JOEL, husband and wife ("Grantors"), hereby convey and quitclaim to WOODLAND BANK ("Grantee"), real property in Cass County, Minnesota, legally described as follows:

That part of Government Lot Four (4) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼); thence North 88 degrees 55 minutes 08 seconds West 1314.51 feet, initial bearing assigned, along the South line of said Southeast Quarter of the Southeast Quarter (SE¼ SE¼) to the Southwest corner thereof, being the Southeast corner of said Government Lot 4; thence North 28 degrees 19 minutes 25 seconds West 393.89 feet to the South line of Lot 91 of the Auditor's Plat of Longville, Minnesota; thence North 88 degrees 53 minutes 21 seconds West 137.72 feet along said South line to the point of beginning of the tract of land to be described; thence continue North 88 degrees 53 minutes 21 seconds West 321 feet, along said South line, to a point in the Northeasterly right-of-way line of CSAH #7 as now laid out and constructed, said point being the most Southwesterly corner of said Lot 91; thence North 34 degrees 51 minutes 01 seconds West 80.00 feet, along said right-of-way line; thence North 68 degrees 44 minutes 27 seconds East 321.00 feet; thence South 19 degrees 43 minutes 27 seconds East 200.00 feet to the point of beginning.

AND

That part of Government Lot Four (4) of Section Thirty-four (34), Township One Hundred Forty-one (141) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of said Section 34; thence North 88 degrees 55 minutes 08 seconds West 1314.51 feet, initial bearing assigned, along the South line of said Southeast Quarter of the Southeast Quarter (SE¼ SE¼) to the Southwest corner thereof, being the Southeast corner of said Government Lot 4; thence North 28 degrees 19 minutes 25 seconds West 51.69 feet, along the Easterly line of said Government Lot 4, being the Westerly line of said Southeast Quarter of the Southeast Quarter (SE¼ SE¼), to a point in the South line of Lot 92 of the Auditor's Plat of Longville, Minnesota, being common with the right-of-way line of C.S.A.H. #7, as shown on said Auditor's Plat; thence North 89 degrees 02 minutes 52 seconds West 259.91 feet along said South line of Lot 92; thence Westerly 74.64 feet along a tangential curve to the right, having a central angle of 11 degrees 21 minutes 57 seconds, a radius of 376.26 feet, and the chord of said curve bears North 83 degrees 21 minutes 54 seconds West for a distance of 74.52 feet; thence Northwesterly 189.64 feet along a non-tangential curve to the right, having a central angle of 42 degrees 51 minutes 53 seconds, a radius of 253.48 feet, and the chord of said curve bears North 56 degrees 14 minutes 59 seconds West for a distance of 185.24 feet; thence North 34 degrees 24 minutes 33 seconds West 160.48 feet, tangent to the last described curve and along said right-of-way line, to the point of beginning of the land to be described; thence continue North 34 degrees 24 minutes 33 seconds West 75.00 feet along said right-of-way line to the Northwest corner of said Lot 92; thence South 88 degrees 53 minutes 21 seconds East 321.00 feet; thence South 78 degrees 42 minutes 05 seconds West 284.06 feet to the point of beginning.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

This Deed is given by Grantors and accepted by Grantee with the specific intent that the fee interest of the Grantors and the mortgage interest of Grantee do not merge but instead remain separate.

Check applicable box:
☐ The Seller certifies that the Seller does not know of any wells on the described real property.
☐ A well disclosure certificate accompanies this document. (If electronically filed, insert WDC number: [...].)
☐ 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.
☒ The total consideration for this transfer of property is $500 or less.

By David A. Joel

By Tina M. Joel

State of ~~Minnesota~~ ARIZONA, County of Pinal

This Instrument was acknowledged before me on December 12, 2013, by David A. Joel and Tina M. Joel, husband and wife, grantors.

(Stamp) OFFICIAL SEAL NICOLE JACKSON Notary Public - Arizona PINAL COUNTY My Commission Expires JANUARY 13, 2017

(signature of notarial officer)

THIS INSTRUMENT WAS DRAFTED BY:
Fryberger, Buchanan, Smith & Frederick, P.A.
302 West Superior Street, Suite 700
Duluth, Minnesota 55802-5150
SMD/dw

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
Woodland Bank
PO Box 5010
Grand Rapids, Minnesota 55744

M:\DOCS\11448\00007\DED\11D9731.DOC

CASS COUNTY, MN # 166
Deed tax $ 1.65
Date 1/22/2014 By cw

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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.
TERRY L. GREEMAN LIC. NO. 21367 1/11/18

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296, Fax: 218-547-2272
web: www.ncusa.com

CERTIFICATE OF SURVEY
Woodland Bank, c/o Brian Nicklason
P.O. Box 5010
Grand Rapids, MN 55744

JOB NO. 17-353
DATE: 01-11-2018
SHEET NO. 1 OF 1

1/17/2018, 8542