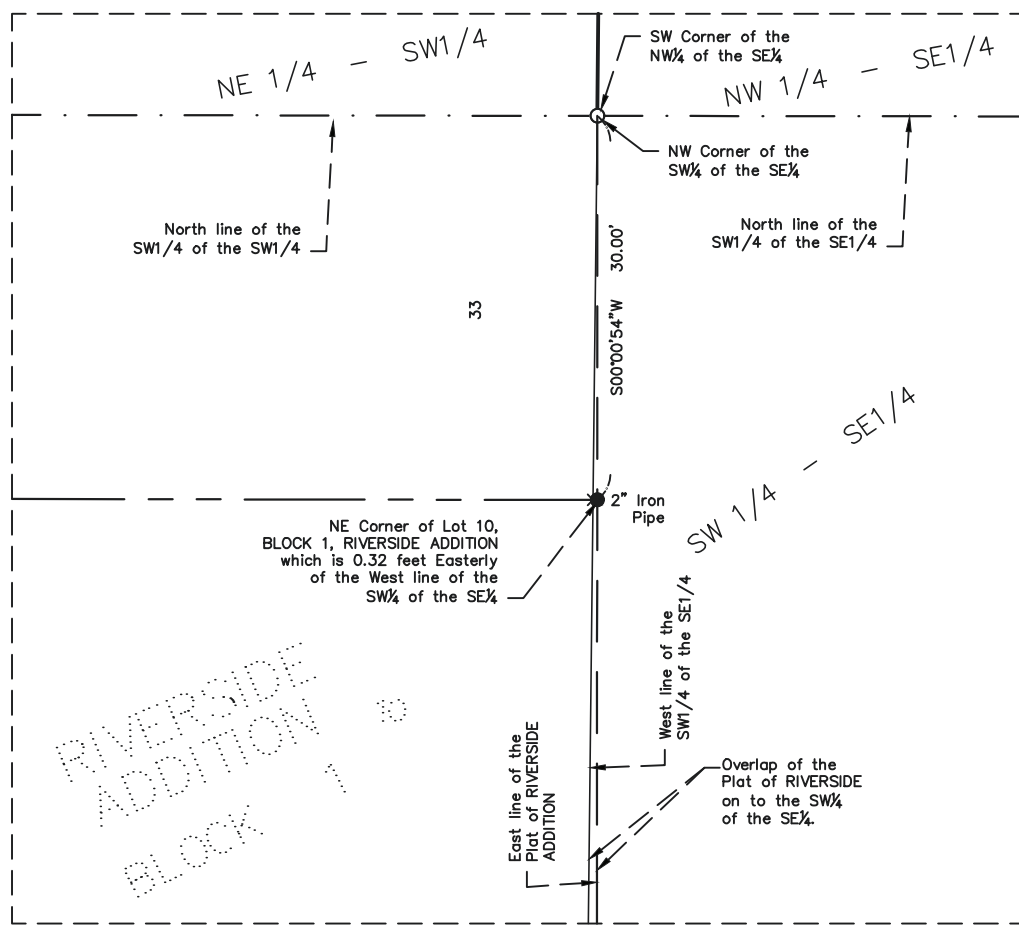


CERTIFICATE OF SURVEY

FOR ALAN JOHNSON

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND
PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 6, TOWNSHIP 137 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA.

Inset A
not to scale



Legal Description:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29).

The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) less the following described tract, to-wit: Commencing at the northeast corner of the said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and running thence westerly along the North line thereof a distance of 570.00 feet to a point, the point of beginning of the premises to be described here-in; thence deflect left 123 degrees 30 minutes and run 760.00 feet to a point; thence deflect right 7 degrees and run to a point on the East line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) located 415.30 feet North of the southeast corner of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$); running thence northerly along said East line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) a distance of 337.50 feet; more or less, to the shoreline of Norway Brook at low water mark; thence deflect left and run generally northerly along said shoreline of Norway Brook, at low water mark, to its intersection with said North line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$); running thence westerly along said North line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) to the point of beginning, all of the above being in Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29).

All that portion of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) lying West of the railroad right-of-way less that tract taken by the Village of Pine River as described in that certain instrument recorded in Book 4 of Miscellaneous on page 56 in the office of the Register of Deeds of said County, and also less the following described tract, to-wit: Commencing at the southeast corner of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and running thence westerly along the South line of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 570.00 feet to a point, the point of beginning of the premises to be described herein; thence deflect right and run 110 feet, more or less, to the westerly line of the railroad right-of-way; thence deflect right 40 degrees 55 minutes and run 240 feet, more or less, to the shore line of Norway Brook at low water mark; thence deflect right and run along said shore line of Norway Brook at the low water mark to its intersection with the said South line of said Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) a distance of 181 feet, more or less, to the point of beginning, all of the above being in Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29).

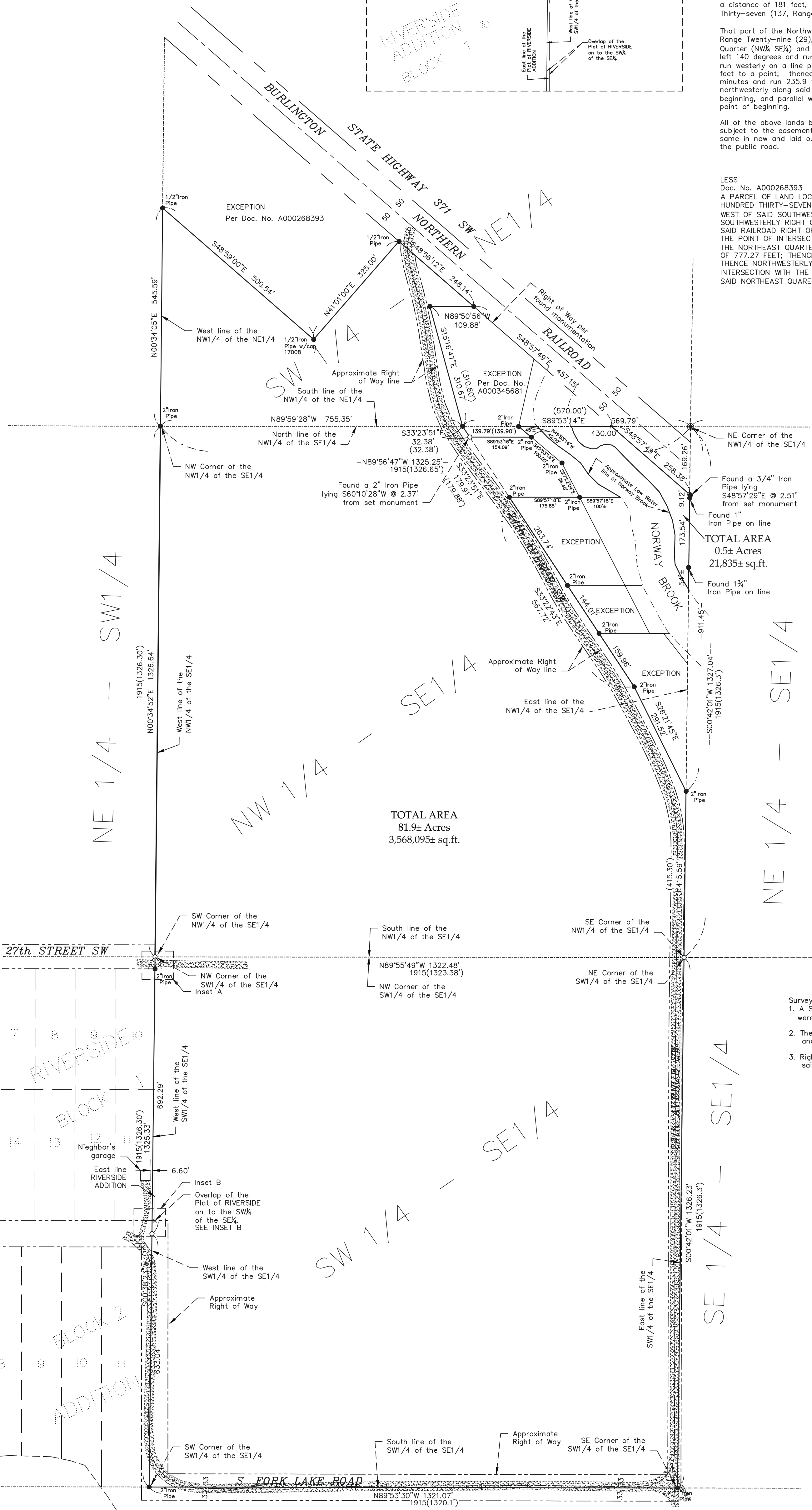
That part of the Northwest quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29), described as follows, to-wit: Commencing at the northeast corner of said Northwest quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) and running thence in a westerly direction along the North line of there of a distance of 430.0 feet; thence deflect left 140 degrees and run 42.0 feet to a point, the point of beginning of the premises to be described herein; thence deflect right and run westerly on a line parallel with the North line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) a distance of 159.5 feet to a point; thence deflect left 123 degrees 30 minutes and run 179.88 feet to a point; thence deflect left 56 degrees 30 minutes and run 235.9 feet, more or less, to the shore line of Norway Brook at low water mark; thence deflect left and run generally northerly along said shoreline of Norway Brook at low water mark to its intersection with a line drawn easterly from the point of beginning, and parallel with the North line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$); running thence westerly to the point of beginning.

All of the above lands being subject to mineral reservation, utility line easements, and County Ordinance regulations of record, and subject to the easement of a roadway running from Highway No. 371 in a generally southerly direction, across said premises, as the same in now and laid out and constructed, together with the right of use such roadway for ingress and egress to said premises from the public road.

LESS

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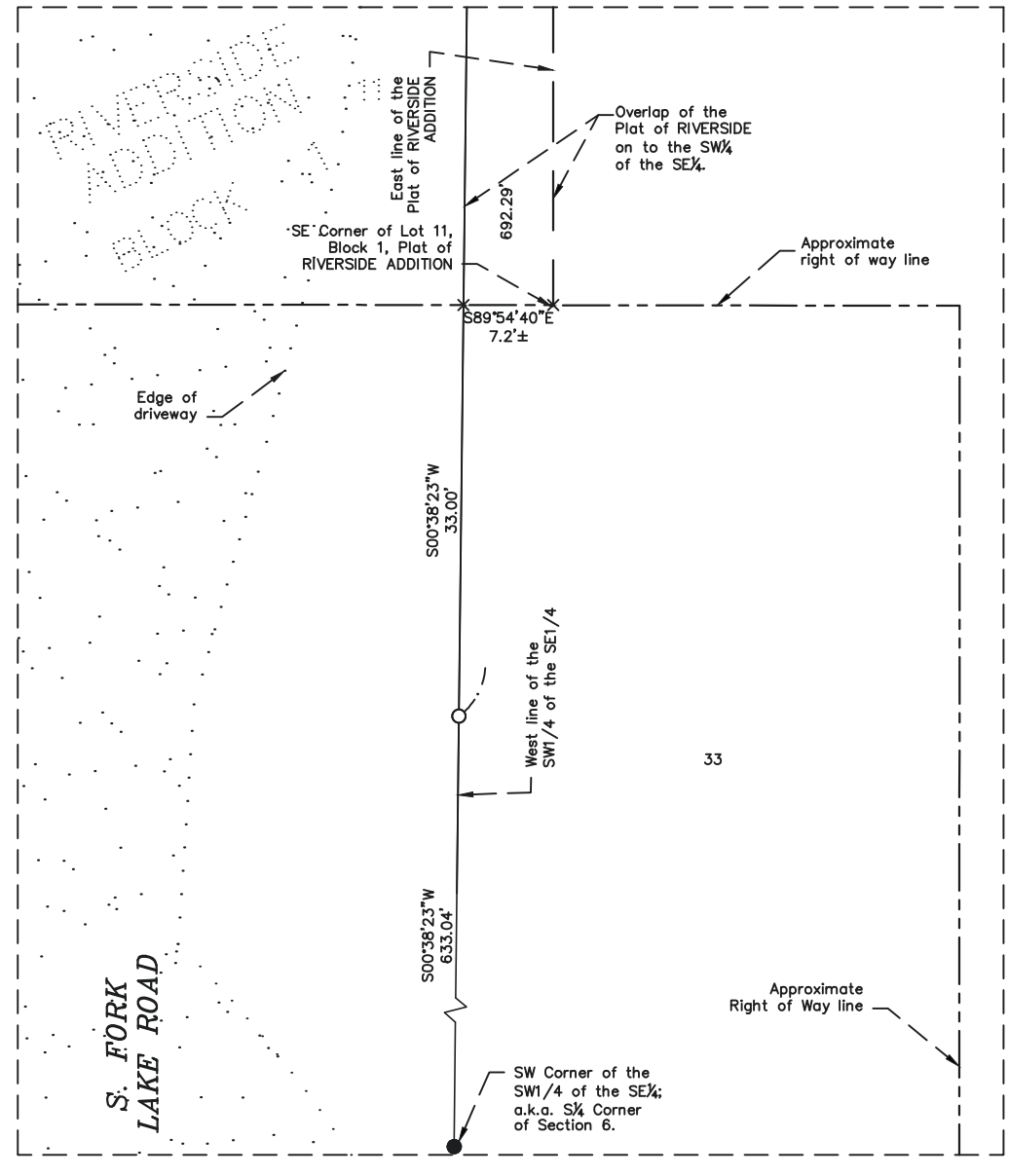
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION SIX (6), TOWNSHIP ONE HUNDRED THIRTY-SEVEN (137), RANGE TWENTY-NINE (29), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$) OF SECTION 6, TOWNSHIP 137 NORTH, RANGE 29 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD FORMERLY THE MINNESOTA AND INTERNATIONAL RAILROAD, SAID RAILROAD RIGHT OF WAY LINE RUNS PARALLEL WITH AND IS 50 FEET SOUTHWESTERLY OF THE RAILROAD CENTER LINE THEREOF, THE POINT OF INTERSECTION BEING 346.81 FEET, MORE OR LESS, SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW $\frac{1}{4}$ NE $\frac{1}{4}$) OF SAID SECTION 6; THENCE SOUTHEASTERLY ALONG THE SAID RAILROAD RIGHT OF WAY A DISTANCE OF 777.27 FEET; THENCE SOUTHWESTERLY AND AT RIGHT ANGLE TO THE SAID RAILROAD RIGHT OF WAY A DISTANCE OF 325 FEET; THENCE NORTHWESTERLY AND PARALLEL TO THE RAILROAD RIGHT OF WAY A DISTANCE OF 500.54 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 6; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 6, A DISTANCE OF 426.85 FEET TO THE POINT OF BEGINNING.



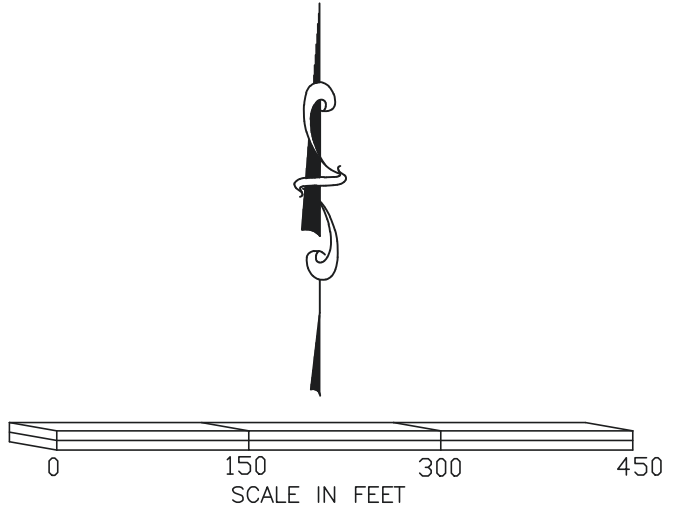
TOTAL AREA
81.9± Acres
3,568,095± sq.ft.

TOTAL AREA
0.5± Acres
21,835± sq.ft.

Inset B
not to scale



- Surveyor's Note:**
1. A Subdivision of Section 6, T137N, R29W, was performed John W. Curo, in November of 1915. Monuments were set at all 1/4th corners.
 2. The purpose of this survey was to mark the outside boundary of Parcel Numbers 50-006-4300; 50-006-4204; and 50-006-1307. All easements attached to this property are not shown.
 3. Right of Way lines along 24th Avenue SW are approximate and based up located centerline. The actual width of said right of way is Not designated within the underlying legal descriptions.



THE BEARING ORIENTATION OF THIS SURVEY IS BASE ON THE NORTH LINE OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 12, TOWNSHIP 55 NORTH, RANGE 22 WEST, IS ASSUMED TO BEAR S86°53'04\"/>

LEGEND	
●	DENOTES 2" IRON PIPE W/PLUMBERS CAP
○	DENOTES IRON MONUMENT FOUND
○	DENOTES SET 3/4"x18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
x	DENOTES CALCULATED POSITION
(325.00)	DENOTES DEED OR PLAT MEASURE
▨	DENOTES CONCRETE SURFACE

EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

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: *Corey J. Hendershott*
COREY J. HENDERSHOTT
DATE 11-07-2016 LIC. NO. 45353