

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,
SECTION 7, TOWNSHIP 141 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

Page 3 of 3 A000637463 Minnesota Uniform Conveyancing Blanks Form 10.1.7

EXHIBIT "A" LEGAL DESCRIPTION

North Tract
That part of Government Lot Four (4), Section Seven (7), Township One Hundred Forty-one (141) North, Range Thirty (30) West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of the West 405.57 feet of said Government Lot 4; thence South 88 degrees 44 minutes 00 seconds East, assumed bearing, along the south line of said Government Lot 4, a distance of 724.85 feet; thence North 00 degrees 42 minutes 46 seconds East 411.62 feet; thence North 51 degrees 41 minutes 12 seconds West 250.84 feet; thence North 00 degrees 41 minutes 57 seconds East 94.95 feet to the point of beginning of the tract to be herein described; thence North 21 degrees 28 minutes 21 seconds West 712.64 feet to the north line of said Government Lot 4; thence North 88 degrees 49 minutes 28 seconds West, along said north line, 263.35 feet to the east line of said West 405.57 feet; thence South 00 degrees 26 minutes 04 seconds West, along said east line 687.87 feet to the intersection with a line bearing South 87 degrees 54 minutes 55 seconds West from the point of beginning; thence North 87 degrees 54 minutes 55 seconds East 529.73 feet to the point of beginning.

Together with an existing 33.00 foot wide road easement described as follows:

Road Easement
An easement for ingress, egress and utilities over, under and across those parts of Government Lot 4 and the West Half of the Southeast Quarter of the Southwest Quarter, Section 7, Township 141 North, Range 30 West, Cass County, Minnesota, the centerline of which is described as follows: Commencing at the Southeast corner of the West 405.57 feet of said Government Lot 4; thence South 88 degrees 44 minutes 00 seconds East, assumed bearing along the south line thereof 724.85 feet to the point of beginning of the centerline to be herein described; thence North 0 degrees 42 minutes 46 seconds East 411.62 feet to a point hereinafter referred to as Point "A"; thence North 60 degrees 21 minutes 50 seconds East 507.69 feet and said centerline there terminating. And from said Point "A"; thence North 51 degrees 41 minutes 12 seconds West 250.84 feet; thence North 0 degrees 41 minutes 57 seconds East 135.29 feet and said centerline there terminating.

Cass County, Minnesota

PROPOSED DESCRIPTIONS:

West Tract
That part of Government Lot 4, Section 7, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of the West 405.57 feet of said Government Lot 4; thence South 88 degrees 30 minutes 30 seconds East, assigned bearing, along the south line thereof 724.85 feet; thence North 00 degrees 56 minutes 16 seconds East 411.62 feet; thence North 51 degrees 27 minutes 43 seconds West 250.84 feet; thence North 00 degrees 55 minutes 26 seconds East 94.95 feet; thence South 88 degrees 08 minutes 25 seconds West 529.73 feet to the east line of said West 405.57 feet and the Point of Beginning of the tract to be herein described; thence North 88 degrees 08 minutes 25 seconds East 201.94 feet; thence North 10 degrees 14 minutes 58 seconds West 687.07 feet to the north line of said Government Lot 4; thence North 88 degrees 35 minutes 58 seconds West along said north line 131.68 feet to said east line; thence South 00 degrees 39 minutes 34 seconds West along said east line 687.87 feet to the point of beginning. SUBJECT tract is non-conforming and must be attached to an adjoining tract. SUBJECT to easements, restrictions, and reservations of record.

East Tract
That part of Government Lot 4, Section 7, Township 141 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of the West 405.57 feet of said Government Lot 4; thence South 88 degrees 30 minutes 30 seconds East, assigned bearing, along the south line thereof 724.85 feet; thence North 00 degrees 56 minutes 16 seconds East 411.62 feet; thence North 51 degrees 27 minutes 43 seconds West 250.84 feet; thence North 00 degrees 55 minutes 26 seconds East 94.95 feet; thence South 88 degrees 08 minutes 25 seconds West 267.79 feet to the Point of Beginning of the tract to be herein described; thence North 88 degrees 08 minutes 25 seconds East 267.79 feet; thence North 21 degrees 14 minutes 51 seconds West 712.64 feet to the north line of said Government Lot 4; thence North 88 degrees 35 minutes 58 seconds West along said north line 131.68 feet to the intersection with a line that bears North 10 degrees 14 minutes 58 seconds West from the point of beginning; thence South 10 degrees 14 minutes 58 seconds East 687.07 feet to the point of beginning. SUBJECT to and TOGETHER with Cougar Trail NW. SUBJECT tract is non-conforming and must be attached to an adjoining tract. SUBJECT to easements, restrictions, and reservations of record.

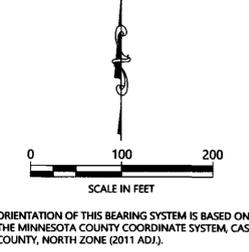
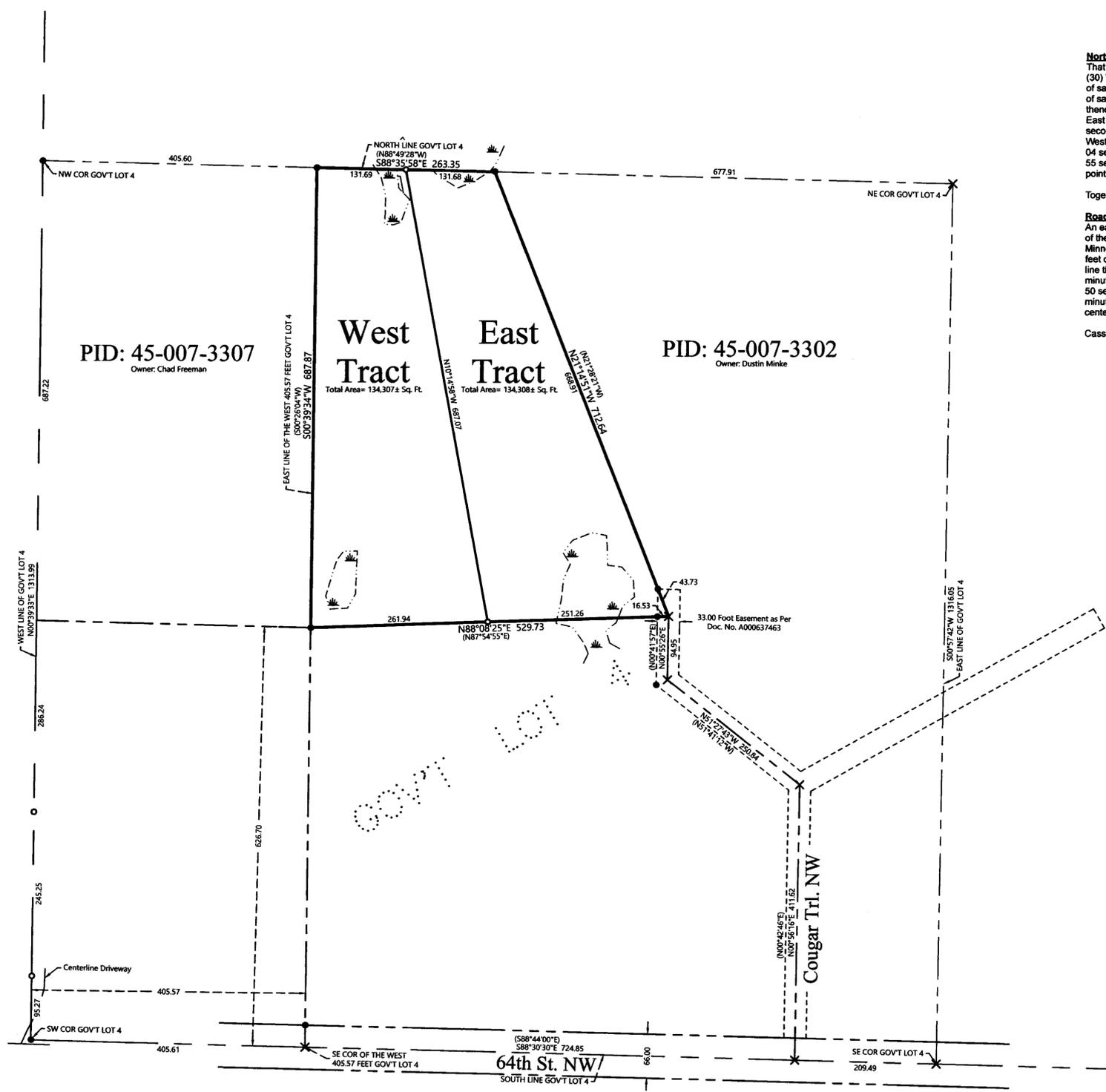
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
3/1/21
LIC. NO. 21367



CERTIFICATE OF SURVEY
Chad Freeman
PO Box 73
Walker, MN 56484

JOB NO. 21-023
DATE: 02-22-2021
SHEET NO. 1 OF 1



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - DENOTES WETLAND(S)

- NOTES:**
- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
 - Parcel ID for subject tract = 45-007-3306.
 - Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown, drawn in from Landecker & Associates, Inc survey dated 01-24-08.
 - 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.
 - 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.