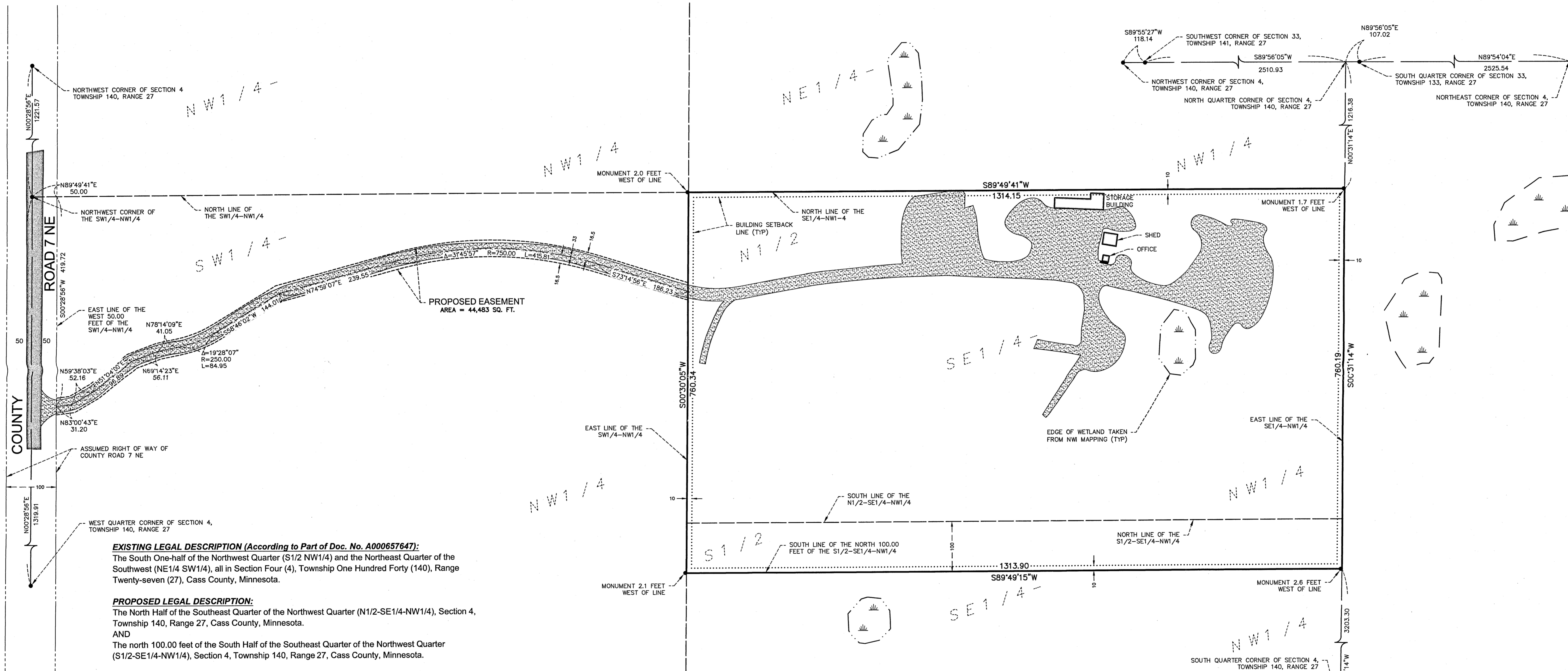


# CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER,  
SECTION 4, TOWNSHIP 140, RANGE 27,  
CASS COUNTY, MINNESOTA

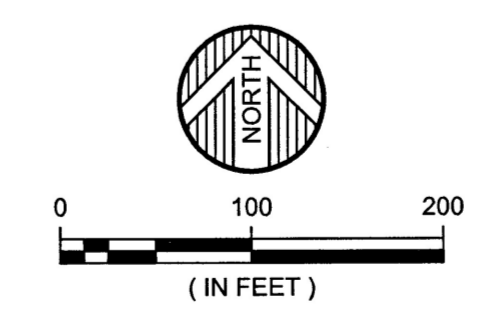


**EXISTING LEGAL DESCRIPTION (According to Part of Doc. No. A000657647):**  
The South One-half of the Northwest Quarter (S1/2 NW1/4) and the Northeast Quarter of the Southwest (NE1/4 SW1/4), all in Section Four (4), Township One Hundred Forty (140), Range Twenty-seven (27), Cass County, Minnesota.

**PROPOSED LEGAL DESCRIPTION:**  
The North Half of the Southeast Quarter of the Northwest Quarter (N1/2-SE1/4-NW1/4), Section 4, Township 140, Range 27, Cass County, Minnesota.  
AND  
The north 100.00 feet of the South Half of the Southeast Quarter of the Northwest Quarter (S1/2-SE1/4-NW1/4), Section 4, Township 140, Range 27, Cass County, Minnesota.

**PROPOSED EASEMENT DESCRIPTION:**  
A 33.00 foot wide easement for ingress and egress purposes over and across that part of the Southwest Quarter of the Northwest Quarter (SW1/4-NW1/4), Section 4, Township 140, Range 27, Cass County, Minnesota, lying 16.50 feet on each side of the following described centerline: Commencing at the northwest corner of said SW1/4-NW1/4; thence North 89 degrees 49 minutes 41 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 50.00 feet along the north line of said SW1/4-NW1/4 to the east line of the West 50.00 feet of said SW1/4-NW1/4; thence South 00 degrees 28 minutes 56 seconds West 419.72 feet along said east line of the West 50.00 feet of the SW1/4-NW1/4 to the point of beginning; thence North 83 degrees 00 minutes 43 seconds East 31.20 feet; thence North 59 degrees 38 minutes 03 seconds East 52.16 feet; thence North 51 degrees 04 minutes 00 seconds East 96.89 feet; thence North 69 degrees 14 minutes 23 seconds East 56.11 feet; thence North 78 degrees 14 minutes 09 seconds East 41.05 feet; thence easterly 84.95 feet along a tangential curve, concave to the north, having a central angle of 19 degrees 28 minutes 07 seconds and a radius of 250.00 feet; thence North 58 degrees 46 minutes 02 seconds East, tangent to the last described curve, 144.01 feet; thence North 74 degrees 59 minutes 07 seconds East 239.55 feet; thence easterly 415.81 feet along a tangential curve, concave to the south, having a central angle of 31 degrees 45 minutes 57 seconds and a radius of 750.00 feet; thence South 73 degrees 14 minutes 56 seconds East 186.23 feet to the east line of said SW1/4-NW1/4, and said centerline there terminating. The sidelines of said easement are to be prolonged or shortened to begin and terminate at the easterly right of way line of County Road 7 NE and said east line of the SW1/4-NW1/4

**SURVEYOR'S NOTES:**  
TOTAL PROPERTY AREA SURVEYED = 999,280 SQ. FT. (22.9 ACRES).  
BUILDABLE AREA = 950,065 SQ. FT. (21.8 ACRES)  
TOTAL PROPERTY AREA FOR REMAINDER TRACT = 4,139,727 SQ. FT. (95.0 ACRES)  
BUILDABLE AREA ON REMAINDER TRACT = 3,850,196 SQ. FT. (88.4 ACRES)  
THE PID FOR THE SUBJECT PROPERTY IS 44-104-2300.  
THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 3246 COUNTY RD 7 NE, REMER, MN.  
THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83
- = DENOTES FOUND IRON MONUMENT
  - ⊕ = DENOTES WETLAND FROM NWI MAPPING
  - ▨ = DENOTES FOUND IRON MONUMENT
  - = DENOTES FOUND IRON MONUMENT

|              |                |  |                                 |
|--------------|----------------|--|---------------------------------|
| DATE:        | APRIL 21, 2020 | DATE:  |                                 |
| SCALE:       | AS SHOWN       | AMENDMENTS:  |                                 |
| DRAWN BY:    | CPS            | BY:  |                                 |
| CHECKED BY:  | CMC            | PREPARED FOR:  | GARY SLAGLE                     |
| FILE NUMBER: | 2020-10259     | 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. |                                 |
|              |                | CHAD M. CONNER   | DATE: 04-21-2020 LIC. NO. 41843 |

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental