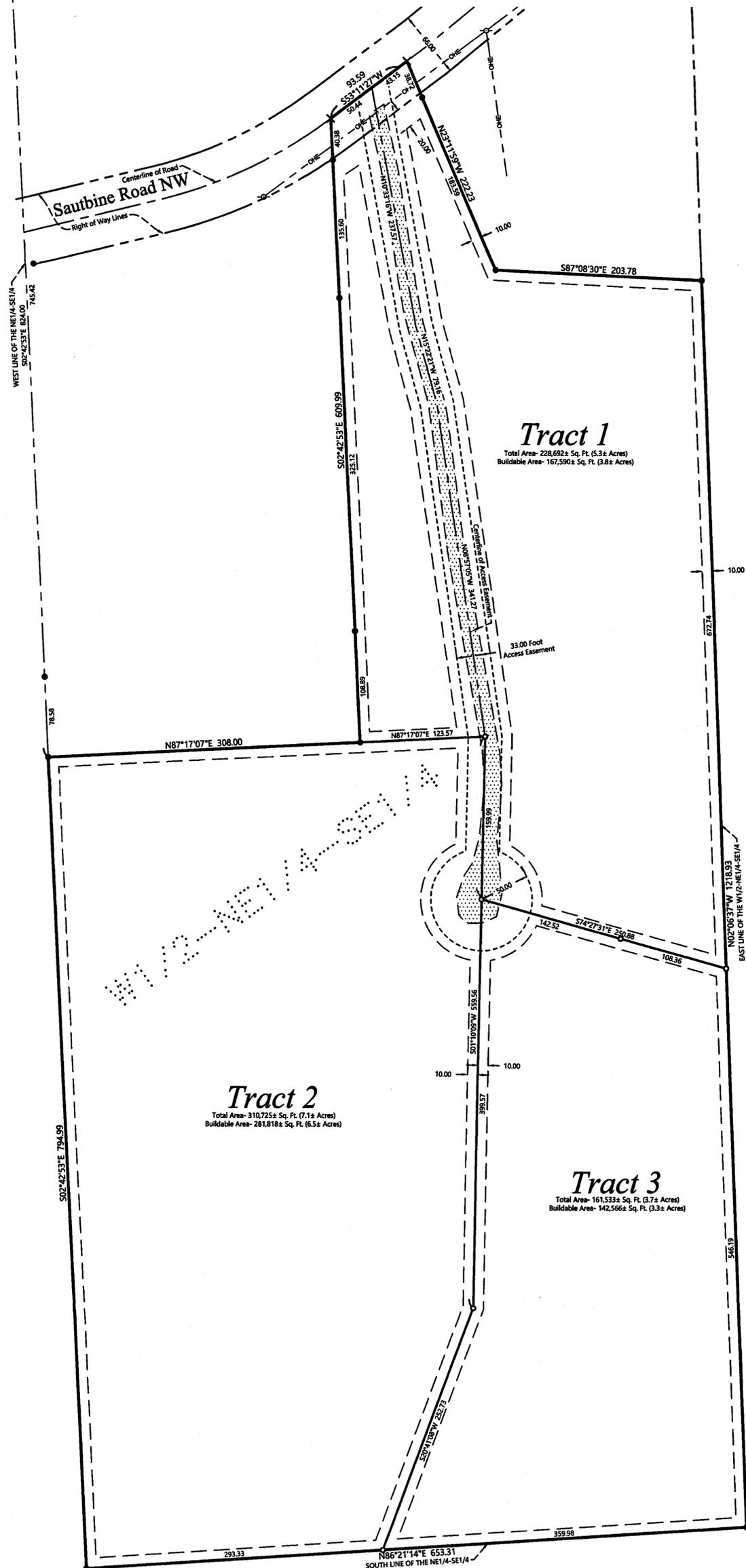


# CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTION:

### Tract 1

That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 824.00 feet; thence North 87 degrees 17 minutes 07 seconds East 308.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 87 degrees 17 minutes 07 seconds East 123.57 feet; thence South 01 degrees 10 minutes 09 seconds West 159.99 feet; thence South 74 degrees 27 minutes 31 seconds East 250.88 feet, to the east line of the of said West Half of the Northeast Quarter of the Southeast Quarter; thence North 02 degrees 06 minutes 37 seconds West, along said east line, 872.74 feet; thence North 87 degrees 08 minutes 30 seconds West 203.78 feet; thence North 23 degrees 11 minutes 59 seconds West 222.23 feet to the centerline of Sautbine Road NW; thence South 53 degrees 11 minutes 27 seconds West, along said centerline, 93.59 feet to the intersection with a line bearing North 02 degrees 42 minutes 53 seconds West from the point of beginning; thence South 02 degrees 42 minutes 53 seconds East 609.99 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Access Easement. SUBJECT to Sautbine Road NW right of way.

### Tract 2

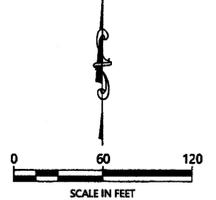
That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 824.00 feet; thence North 87 degrees 17 minutes 07 seconds East 431.57 feet to the Point of Beginning of the tract to be herein described; thence South 01 degrees 10 minutes 09 seconds West 559.56 feet; thence South 20 degrees 41 minutes 08 seconds West 252.73 feet, to the south line of said Northeast Quarter of the Southeast Quarter; thence South 86 degrees 21 minutes 14 seconds West, along said south line, 293.33 feet, to the southwest corner of said Northeast Quarter of the Southeast Quarter; thence North 02 degrees 42 minutes 53 seconds West, along said west line, 794.99 feet to a line that bears South 87 degrees 17 minutes 07 seconds East, 431.57 feet to the point of beginning; thence North 87 degrees 17 minutes 07 seconds East, 431.57 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Access Easement.

### Tract 3

That part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 824.00 feet; thence North 87 degrees 17 minutes 07 seconds East 431.57 feet; thence South 01 degrees 10 minutes 09 seconds West 159.99 feet to the Point of Beginning of the tract to be herein described; thence continue South 01 degrees 10 minutes 09 seconds West 399.57 feet; thence South 20 degrees 41 minutes 08 seconds West 252.73 feet, to the south line of said Northeast Quarter of the Southeast Quarter; thence North 86 degrees 21 minutes 14 seconds East, along the south line of said Northeast Quarter of the Southeast Quarter, 359.98 feet to the intersection with the east line of said West Half of the Northeast Quarter of the Southeast Quarter; thence North 02 degrees 06 minutes 37 seconds West, along said east line, 546.19 feet, to the intersection with a line that bears South 74 degrees 27 minutes 31 seconds East from the point of beginning; thence North 74 degrees 27 minutes 31 seconds West 250.88 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to and TOGETHER with Access Easement.

### Access Easement

A 33.00 foot wide easement for ingress, egress and utility purposes over, under, and across that part of the West Half of the Northeast Quarter of the Southeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence South 02 degrees 42 minutes 53 seconds East, assigned bearing, along the west line of said Northeast Quarter of the Southeast Quarter, 824.00 feet; thence North 87 degrees 17 minutes 07 seconds East 431.57 feet; thence South 01 degrees 10 minutes 09 seconds West 159.99 feet to the Point of Beginning of said centerline to be herein described; thence North 01 degrees 10 minutes 09 seconds East 159.99 feet; thence North 08 degree 57 minutes 05 seconds West 341.27 feet; thence North 15 degrees 22 minutes 21 seconds West 79.18 feet; thence North 10 degrees 33 minutes 16 seconds West 237.57 feet to the centerline of Sautbine Road NW and said centerline there terminating. Together with and easement lying within the circumference of a circle having a radius of 50.00 feet, the center being the point of beginning of above described easement.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

## NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 38-120-4107.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey. See "No Wetlands" letter by Aquatic Solutions, July 2020, for subject tract.
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.

JOB NO. 20-207  
DATE 05-23-2021  
SHEET NO. 1 OF 1

CERTIFICATE OF SURVEY  
Donald Nosbisch  
32243 Lake Benedict Rd.  
Laporte, MN 56461



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 6/23/21 LIC. NO. 21367

| REVISIONS: |      |             |    |
|------------|------|-------------|----|
| NO.        | DATE | DESCRIPTION | BY |
|            |      |             |    |
|            |      |             |    |
|            |      |             |    |
|            |      |             |    |