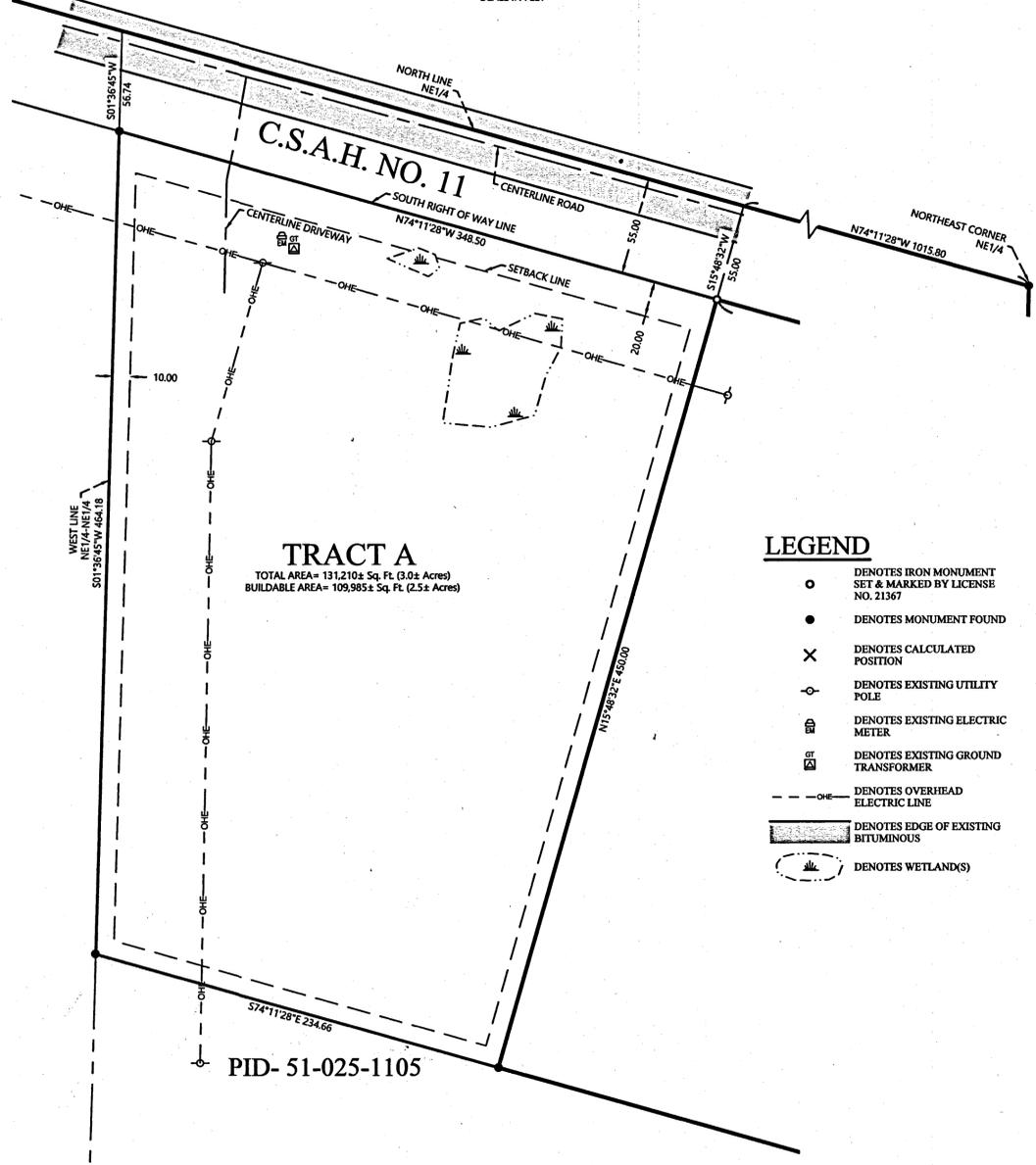
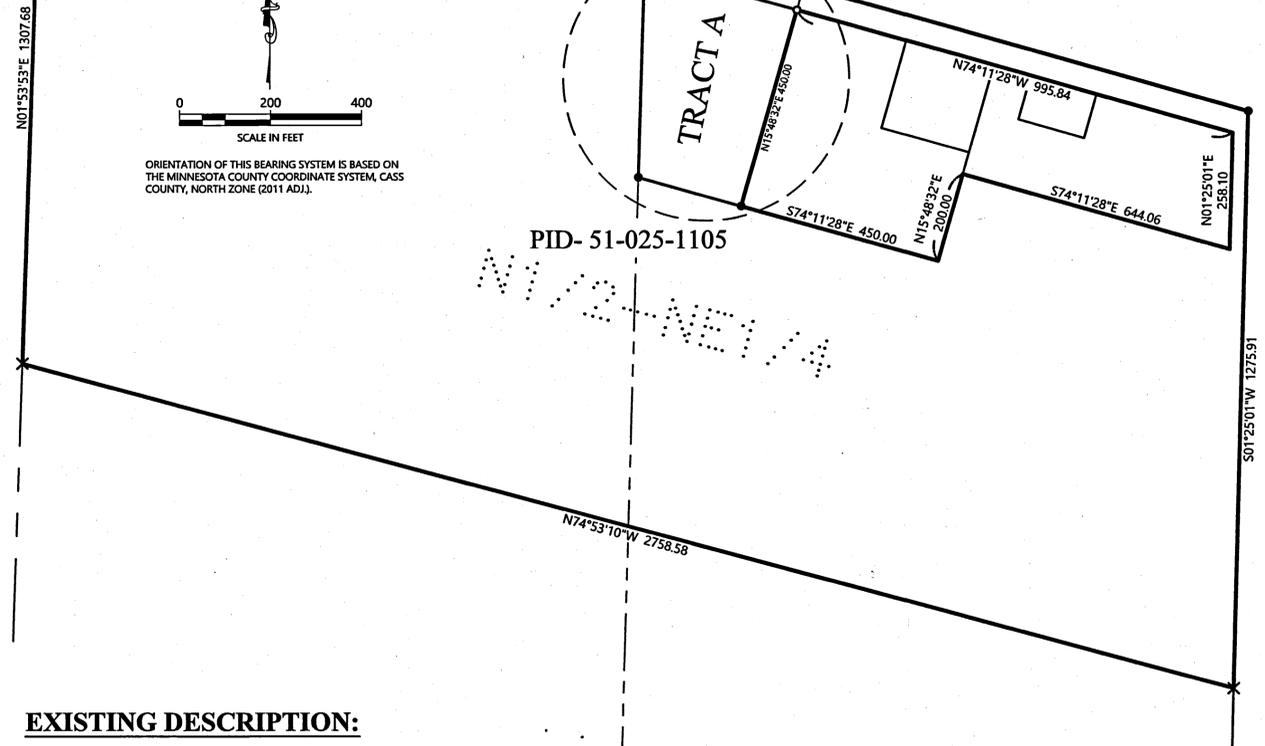
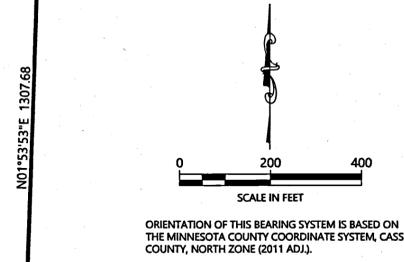


CERTIFICATE OF SURVEY

PART OF THE NORTH HALF OF THE NORTHEAST QUARTER,
SECTION 25, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - DENOTES EXISTING UTILITY POLE
 - ⊕ DENOTES EXISTING ELECTRIC METER
 - ⊞ DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES OVERHEAD ELECTRIC LINE
 - ▬ DENOTES EDGE OF EXISTING BITUMINOUS
 - ⊞ DENOTES WETLAND(S)

EXISTING DESCRIPTION:

51-025-1105
No delinquent taxes and transfer entered; Certificate of Real Estate Value filed () not required
Certificate of Real Estate Value No. SP-10, 1998
by Shawn K. Anderson County Auditor
by JKB Deputy

404251
OFFICE OF COUNTY RECORDER
State of Minnesota, County of Cass
I hereby certify that the within instrument was filed in this office for record on the 10th day of Sept, A.D. 1920
at 11:30 O'clock A.M and was duly recorded as Micro Doc. No. 404251
Wendell Kayler
COUNTY RECORDER

WARRANTY DEED
Individual(s) to individual(s)

STATE DEED TAX DUE HEREON: \$82.50
Date: June 19, 1998

FOR VALUABLE CONSIDERATION, Florian W. Hasser, a single person; Robert J. Hasser and Sandra E. Hasser, husband and wife; Audrey M. Reida and Donald W. Reida, wife and husband; Thomas W. Hasser and Diane J. Hasser, husband and wife; Susan Scobie and Dale V. Scobie, wife and husband; and Chris Kotula, a/k/a S. Christian Kotula and Joseph Kotula, wife and husband, Grantors hereby convey and warrant to James Hasser, Grantee, real property in Cass County, Minnesota, described as follows:

The North One Half of the Northeast Quarter (N1/2NE1/4), Section Twenty-five (25), Township One Hundred Forty (140), Range Twenty-nine (29), LESS:

That part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), of Section Twenty-five (25), Township One Hundred Forty (140), Range Twenty-nine (29), described as follows: commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), thence North 75 degrees 40 minutes West 755.80 feet along the North line of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), thence South 14 degrees 20 minutes West 55.00 feet to the southerly right-of-way line of County and State Aid Highway No. 11, the point of beginning of the tract to be described, thence North 75 degrees 40 minutes West 250 feet along said right-of-way line, thence South 14 degrees 20 minutes West 100 feet, thence South 75 degrees 40 minutes East 200 feet, thence North 14 degrees 20 minutes East 200 feet to the point of beginning, all subject to roadways, utility line easements, and county ordinance regulation of record.

of beginning, all subject to roadways, utility line easements, and county ordinance regulation of record.

LESS:

That part of the Northeast Quarter of Northeast Quarter (NE1/4NE1/4), Section Twenty-five (25), Township One Hundred Forty (140), Range Twenty-nine (29), described as follows: Commencing at the northeast corner of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), thence North 75 degrees 40 minutes West 555.80 feet along the north line of said Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), thence South 14 degrees 20 minutes West 55.00 feet to the southerly right-of-way line of County State Aid Highway No. 11, the point of beginning of the tract to be described, thence North 75 degrees 40 minutes West 200.00 feet along said right-of-way line, thence South 14 degrees 20 minutes West 200.00 feet, thence South 75 degrees 40 minutes East 200.00 feet, thence North 14 degrees 20 minutes East 200.00 feet to the point of beginning.

LESS:

That part of the Northeast Quarter of Northeast Quarter (NE1/4NE1/4), Section Twenty-five (25), Township One Hundred Forty (140), Range Twenty-nine (29), described as follows: Commencing at the Northeast corner of said Northeast Quarter of Northeast Quarter (NE1/4NE1/4), thence North 75 degrees 40 minutes West 555.80 feet along the north line of said Northeast Quarter of Northeast Quarter (NE1/4NE1/4), thence South 14 degrees 20 minutes West 55 feet to the southerly right of way line of County State Aid Highway #11, thence continue South 14 degrees 20 minutes West 250 feet to a point, thence South 75 degrees 40 minutes East parallel to the North line of Northeast Quarter of Northeast Quarter (NE1/4NE1/4) to the easterly line of the Northeast Quarter of Northeast Quarter (NE1/4NE1/4), thence North along the East line to the Northeast corner the place of beginning, except the right-of-way for State Highway No. 84.

ALSO LESS that part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4), Section Twenty-five (25), Township One Hundred Forty (140), Range Twenty-nine (29), conveyed to Northern Minnesota Power Association by Document No. 184933.

LESS:

That part of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Twenty-five (25), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, described as follows: Commencing at the northeast corner of said Section Twenty-five (25), thence North 75 degrees 40 minutes West 331.19 feet along the North line of said Section Twenty-five (25), thence South 14 degrees 20 minutes West 55 feet to the right-of-way line of County State Aid Highway No. 11, the point of beginning of the tract to be described, thence North 75 degrees 40 minutes West 150 feet along said right-of-

way line, thence South 14 degrees 20 minutes West 100 feet, thence South 75 degrees 40 minutes East 150 feet, thence North 14 degrees 20 minutes East 100 feet to the point of beginning.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:

PROPOSED DESCRIPTION:

TRACT A
That part of the Northeast Quarter of the Northeast Quarter, Section 25, Township 140 North, Range 29 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Northeast Quarter of the Northeast Quarter, thence North 74 degrees 11 minutes 28 seconds West, assigned bearing, along the north line of said Northeast Quarter of the Northeast Quarter, 1015.80 feet; thence South 15 degrees 48 minutes 32 seconds West, 55.00 feet, to the south right of way line of County State Aid Highway Number 11 and the Point of Beginning of the tract to be herein described; thence continue South 15 degrees 48 minutes 32 seconds West 450.00 feet; thence North 74 degrees 11 minutes 28 seconds West 234.66 feet, to the west line of said Northeast Quarter of the Northeast Quarter; thence North 01 degrees 36 minutes 45 seconds East, along said west line, 464.18 feet, to said south right of way line; thence South 74 degrees 11 minutes 28 seconds East, along said south right of way line, 348.50 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

- NOTES:**
- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
 - Parcel ID for subject tract = 51-025-1105.
 - Improvements other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown marked by Aquatic Eco Solutions.
 - 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.

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 J. Freeman
TERRY J. FREEMAN
LIC. NO. 21367
12/17/20

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

CERTIFICATE OF SURVEY
Jim Hasser
3008 S. Green Forest Dr.
Longville, MN 56655

JOB NO. 20-275
DATE: 12-10-2020
SHEET NO. 1 OF 1