

CERTIFICATE OF SURVEY

PART OF THE SOUTH HALF,
SECTION 21, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

96-121-0003
No delinquent taxes and transfer entered; Certificate of Real Estate Value
(X) filed () not required
JULY 24 2019
Cass County MN Auditor-Treasurer
By EA Deputy
By NG
() Not Required (X) Received () Not Recorded

ADDRESS 1740
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
7/24/2019 3:51:33 PM
REC FEES: 46.00
PAGES: 3
KATHRYN M. MORBY
CASS COUNTY RECORDER
BY NG DEP TX#: 155150
RECORDED ELECTRONICALLY

(Top 3 inches reserved for recording data)

WARRANTY DEED Business Entity to Business Entity Minnesota Uniform Conveyancing Blanks Form 10.1.9 (2013)

EXHIBIT "A" LEGAL DESCRIPTION

That part of the Southwest Quarter (SW¹/₄), Section Twenty-one (21), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Beginning at the Southeast corner of said Southwest Quarter; thence North 87 degrees 04 minutes 10 seconds West, assumed bearing along the South line thereof 1390.00 feet; thence North 3 degrees 19 minutes 07 seconds East 1778.34 feet to the North line of the Southeast Quarter of said Southwest Quarter; thence South 88 degrees 56 minutes 22 seconds East along said North line 1049.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 7 degrees 22 minutes 22 seconds East along the East line of said Southeast Quarter of the Southwest Quarter 1842.26 feet to the point of beginning.

Subject to and together with an easement for roadway and utility purposes over, under and across the South 66.00 feet thereof.

AND

That part of the North Half of the Southwest Quarter of the Southeast Quarter (N¹/₂ of SW¹/₄ of SE¹/₄), Section Twenty-one (21), Township One Hundred Forty-two (142) North, Range Thirty-one (31) West, Cass County, Minnesota described as follows: Beginning at the Northwest corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 33 minutes 26 seconds East, assumed bearing along the North line thereof 275.58 feet; thence South 6 degrees 43 minutes 04 seconds West 191.94 feet; thence Southerly 352.63 feet along a tangential curve concave to the East, having a radius of 1026.44 feet and a central angle of 19 degrees 41 minutes 02 seconds; thence South 12 degrees 57 minutes 58 seconds East, tangent to said curve 385.27 feet to the South line of the North Half of said Southwest Quarter of the Southeast Quarter; thence North 88 degrees 47 minutes 23 seconds West along said South line 240.54 feet to the West line thereof; thence North 7 degrees 22 minutes 22 seconds West along said West line 921.13 feet to the point of beginning.

Subject to right-of-way of Townhall Road Northwest.

Cass County, Minnesota

PROPOSED DESCRIPTION:

TRACT 1

That part of the Southeast Quarter of the Southwest Quarter and the North Half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 87 degrees 03 minutes 13 seconds West, assigned bearing, along the south line thereof 223.61 feet; thence North 07 degrees 21 minutes 26 seconds West 1012.12 feet; thence North 78 degrees 23 minutes 32 seconds East 439.43 feet; thence South 12 degrees 57 minutes 02 seconds East 215.75 feet to the south line of said North Half of the Southwest Quarter of the Southeast Quarter; thence North 88 degrees 46 minutes 27 seconds West along said South line 240.54 feet to the East line of said Southeast Quarter of the Southwest Quarter; thence South 07 degrees 21 minutes 26 seconds East along said East line 921.13 feet to the point of beginning.

SUBJECT TO Town Hall Road NW.
SUBJECT TO and TOGETHER with a 66.00 foot wide roadway and utility easement.
SUBJECT TO easements, restrictions, and reservations of record.

REMAINDER TRACT

That part of the Southwest Quarter, and the North half of the Southwest Quarter of the Southeast Quarter, Section 21, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southeast corner of said Southeast Quarter of the Southwest Quarter; thence North 87 degrees 03 minutes 13 seconds West, assigned bearing, along the south line thereof 223.61 feet; thence North 07 degrees 21 minutes 26 seconds West 1012.12 feet to the Point of Beginning of the tract to be herein described; thence South 07 degrees 21 minutes 26 seconds East 1012.12 feet to said South line; thence North 87 degrees 03 minutes 13 seconds West along said south line 1166.39 feet; thence North 03 degrees 20 minutes 03 seconds East 1778.34 feet to the North line of said Southeast Quarter of said Southwest Quarter; thence North 88 degrees 55 minutes 26 seconds East along said North line 1049.01 feet to the Northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 32 minutes 30 seconds East along the North line of said North Half of the Southwest Quarter of the Southeast Quarter 275.58 feet; thence South 06 degrees 44 minutes 00 seconds West 191.94 feet; thence southerly 352.63 feet along a tangential curve, concave to the east, a radius of 1026.44 feet and a central angle of 19 degrees 41 minutes 02 seconds; thence South 12 degrees 57 minutes 02 seconds East tangent to said curve 169.52 feet to the intersection with a line that bears North 76 degrees 23 minutes 32 seconds East from the point of beginning; thence South 78 degrees 23 minutes 32 seconds West 439.43 feet to the point of beginning.

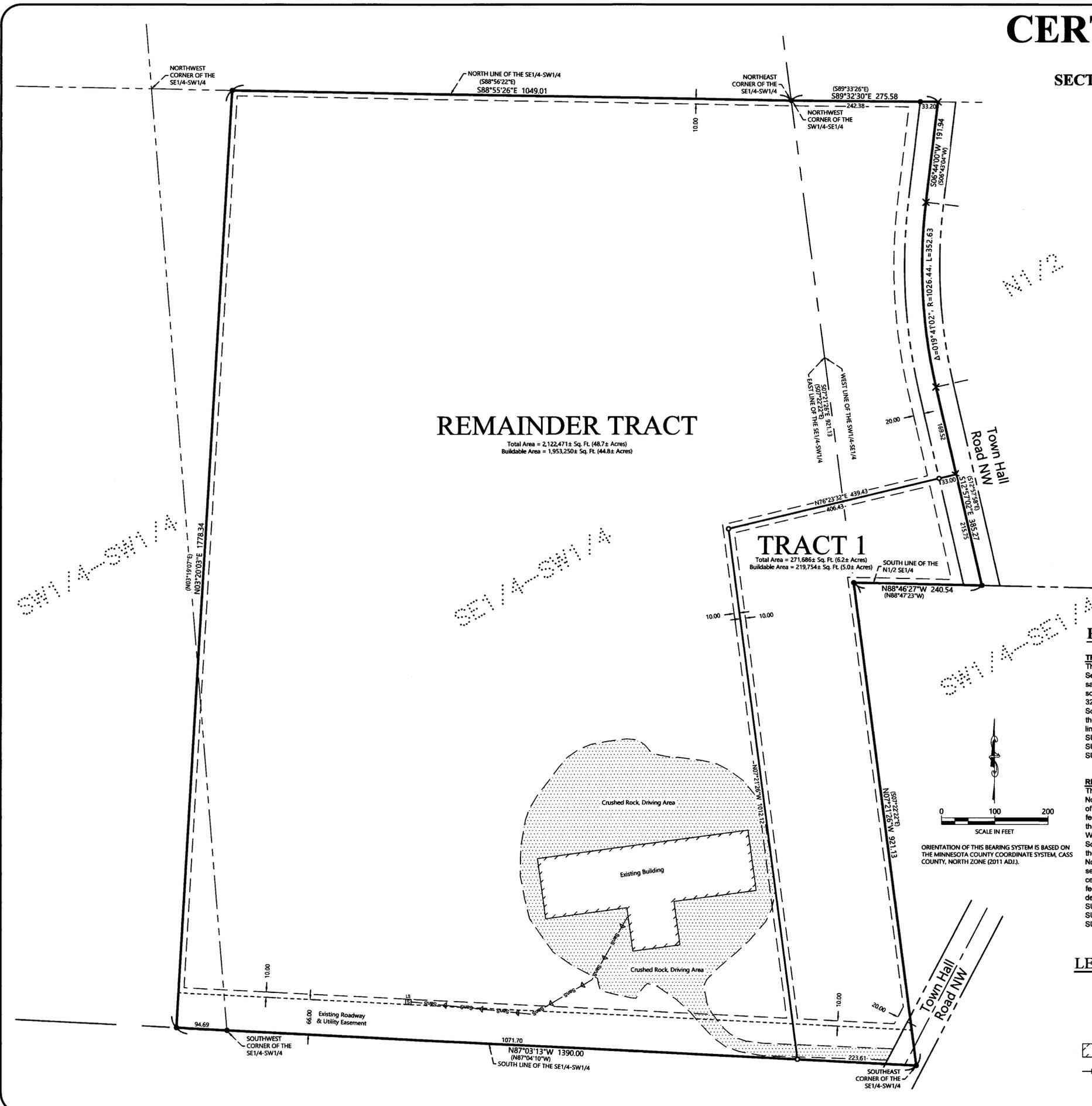
SUBJECT TO a 66.00 foot wide roadway and utility easement.
SUBJECT TO easements, restrictions, and reservations of record.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- DENOTES EXISTING SANITARY SEWER MAIN
- ⊞ DENOTES EXISTING SEPTIC LIFT STATION

NOTES:

1. Zoning for subject tract = Industrial (I).
2. Parcel ID for subject tract = 96-121-0003.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
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.



REVISIONS:	NO.	DATE	DESCRIPTION

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.
3/24/21
TERRY L. FRIEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Volker Properties
P.O. Box 999
Walker, MN 56484

JOB NO. 21-078
DATE: 03-24-2021
SHEET NO. 1 OF 1