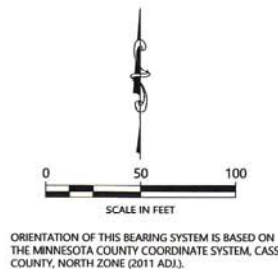


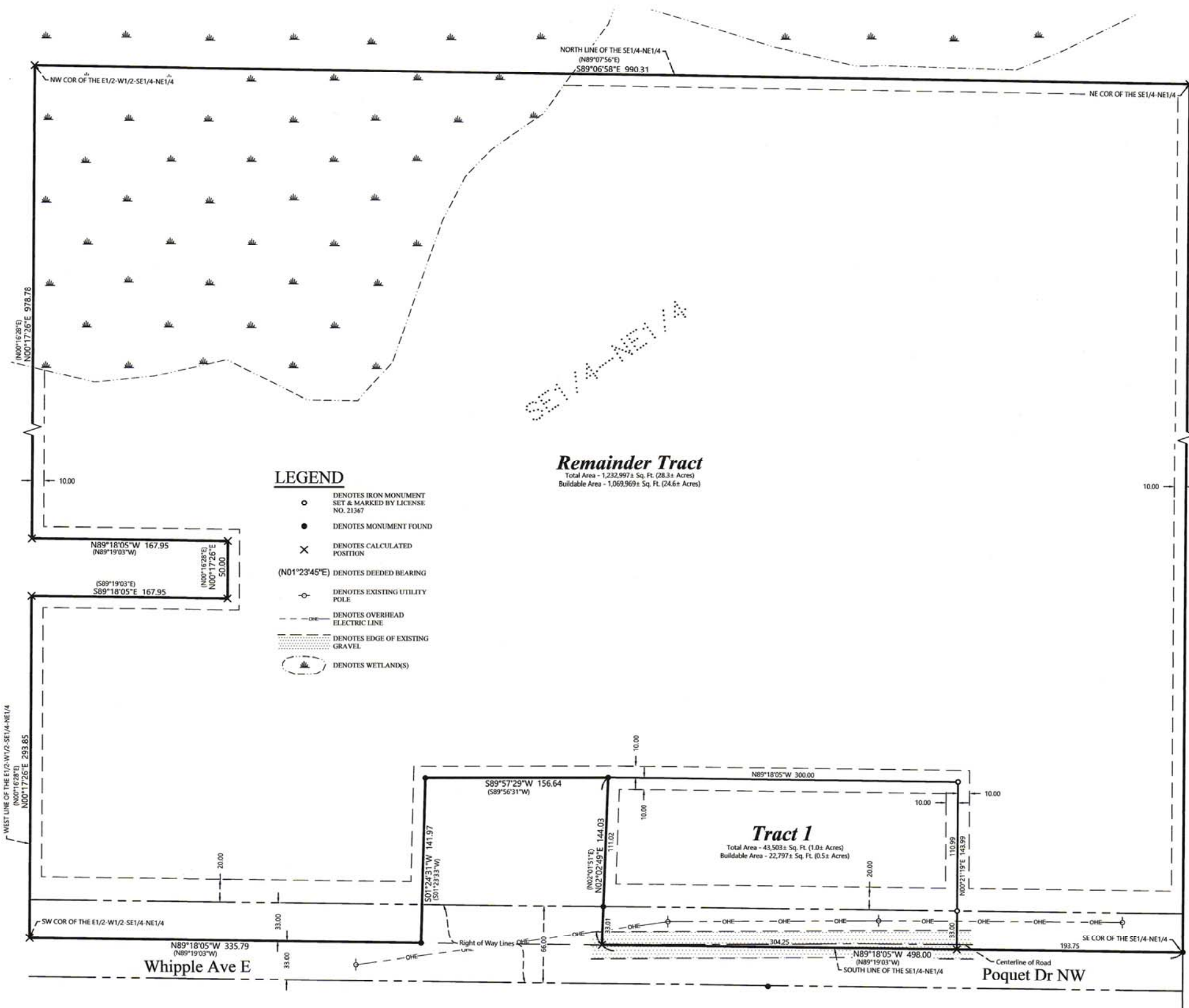
NOTES:

- Parcel ID for subject tract = 89-019-1407.
- Improvements, other than those shown on this certificate, may exist that were not located during this survey. Wetlands as shown drawn using County Wetland Inventory maps.
- 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.



CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER,
SECTION 19, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA



LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- DENOTES WETLAND(S)

Remainder Tract
Total Area - 1,232,991 Sq. Ft. (28.3± Acres)
Buildable Area - 1,068,969± Sq. Ft. (24.6± Acres)

Tract 1
Total Area - 43,503± Sq. Ft. (1.0± Acres)
Buildable Area - 22,797± Sq. Ft. (0.5± Acres)

EXISTING DESCRIPTION:

89-019-1407
No delinquent taxes and transfer entered;
Certificate of Real Estate Value
() filed not required
October 31, 2013
Sharon K. Anderson
County Auditor
by: *[Signature]* Deputy

A000597841
OFFICE OF THE COUNTY RECORDER
CASS COUNTY, MINNESOTA
CERTIFIED, FILED, AND/OR
RECORDED ON
10/31/2013 11:24:28 AM
AS DOC #: A000597841
PAGES: 4
REC FEES: 46.00
KATHRYN M. NORBY
CASS COUNTY RECORDER
BY SR Dep

DEED OF DISTRIBUTION
by Individual Personal Representative

NO DEED TAX DUE

DATE: October 8, 2013

GRANT E OPPEGAARD, as Personal Representative of the Estate of BONNA M. PAULSON, Decedent, Grantor, hereby conveys and quitclaims to THE CITY OF HACKENSACK, a Minnesota municipal corporation, Grantee, real property in CASS County, Minnesota, legally described as follows:

The North 455.00 feet of the East Half of the West Half of the southeast Quarter of the Northeast Quarter (E:1/2W:1/2SE:1/4NE:1/4) and the East Half of the Southeast Quarter of the Northeast Quarter (E:1/2SE:1/4NE:1/4), all in Section Nineteen (19), Township One Hundred Forty (140), Range Thirty (30), Cass County, Minnesota. Said parcel contains 10.34 acres of land, more or less, and is subject to existing easements of record.

DESCRIPTION
(Middle Parcel)

That part of the Southeast Quarter of the Northeast Quarter of Section 19, Township 140, Range 30, Cass County, Minnesota, being described as follows:

Beginning at the northeast corner of said quarter-quarter; thence on an assumed bearing of South 00 degrees 20 minutes 21 seconds West, along the east line of said quarter-quarter, a distance of 1319.42 feet to the southeast corner of said quarter-quarter; thence North 89 degrees 19 minutes 03 seconds West, along the south line of said quarter-quarter, a distance of 498.00 feet; thence North 02 degrees 01 minutes 31 seconds East a distance of 144.03 feet; thence South 89 degrees 56 minutes 31 seconds West a distance of 156.64 feet; thence South 01 degrees 23 minutes 33 seconds West a distance of 141.97 feet to said south line; thence North 89 degrees 19 minutes 03 seconds West, along said south line, a distance of 335.79 feet to the southwest corner of the East Half of the West Half of said Southeast Quarter of the Northeast Quarter; thence North 00 degrees 16 minutes 28 seconds East, along the west line of said East Half of the West Half of the Southeast Quarter of the Northeast Quarter, a distance of 293.85 feet; thence South 89 degrees 19 minutes 03 seconds East a distance of 167.95 feet; thence North 00 degrees 16 minutes 28 seconds West a distance of 167.95 feet to said west line of the East Half of the West Half of the Southeast Quarter of the Northeast Quarter; thence North 00 degrees 16 minutes 28 seconds East, along said west line of the East Half of the West Half of the Southeast Quarter of the Northeast Quarter, a distance of 978.78 feet to the northwest corner of said East Half of the West Half of the Southeast Quarter of the Northeast Quarter; thence South 89 degrees 07 minutes 56 seconds East, along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 990.31 feet to the point of beginning.

The parcel being described lies within the above described parcel of land and lies south of the south line of the North 455.00 feet thereof and lies north of the southerly easement line of the United Power Association Easement described in Document Number 353116 on file in the office of the County Recorder, Cass County, Minnesota. Said southerly easement line is extended westerly to the west line of the above described parcel of land and is extended southeasterly to the east line of the above described parcel of land.

Said parcel contains 14.36 acres of land, more or less and is subject to existing easements of record.

PROPOSED DESCRIPTION:

Remainder Tract

That part of the Southeast Quarter of the Northeast Quarter, Section 19, Township 140 North, Range 30 West, Cass County, Minnesota described as follows: BEGINNING at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 21 minutes 19 seconds West, assigned bearing, along the east line thereof, 1319.42 feet to the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 18 minutes 05 seconds West, along the south line of said Southeast Quarter of the Northeast Quarter, 193.75 feet; thence North 00 degrees 21 minutes 19 seconds East 143.99 feet; thence North 89 degrees 18 minutes 05 seconds West 300.00 feet; thence North 89 degrees 57 minutes 29 seconds West 156.64 feet; thence South 01 degrees 24 minutes 31 seconds West 141.97 feet to said south line; thence North 89 degrees 18 minutes 05 seconds West, along said south line, 335.79 feet to the southwest corner of the East Half of the West Half of the Southeast Quarter of the Northeast Quarter; thence North 00 degrees 17 minutes 26 seconds East, along the west line of said East Half of the West Half of the Southeast Quarter of the Northeast Quarter, 293.85 feet; thence South 89 degrees 18 minutes 05 seconds East 167.95 feet; thence North 00 degrees 17 minutes 26 seconds East 50.00 feet; thence North 89 degrees 18 minutes 05 seconds West 167.95 feet to said west line; thence North 00 degrees 17 minutes 26 seconds East, along said west line, 978.78 feet to the northwest corner of said East Half of the West Half of the Southeast Quarter of the Northeast Quarter; thence South 89 degrees 05 minutes 58 seconds East, along the north line of said Southeast Quarter of the Northeast Quarter, 990.31 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO Poquet Dr NW.
SUBJECT TO Whipple Ave E.

Tract 1

That part of the Southeast Quarter of the Northeast Quarter, Section 19, Township 140 North, Range 30 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Southeast Quarter of the Northeast Quarter; thence South 00 degrees 21 minutes 19 seconds West, assigned bearing, along the east line thereof, 1319.42 feet to the southeast corner of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 18 minutes 05 seconds West, along the south line of said Southeast Quarter of the Northeast Quarter, 193.75 feet to the point of beginning; thence North 00 degrees 21 minutes 19 seconds East 143.99 feet; thence North 89 degrees 18 minutes 05 seconds West 300.00 feet; thence South 02 degrees 02 minutes 49 seconds West 144.03 feet to said south line; thence South 89 degrees 18 minutes 05 seconds East, along said south line, 340.25 feet to the point of beginning.
SUBJECT TO easements, restrictions, and reservations of record.
SUBJECT TO Poquet Dr NW.
SUBJECT TO Whipple Ave E.

REVISIONS	DATE	DESCRIPTION
1	11-23-2021	Revise Tract Description

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
[Signature]
TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
City of Hackensack
P.O. Box 490
Hackensack, MN 56452

JOB NO. 21-372
DATE: 11-03-2021
SHEET NO. 1 OF 1