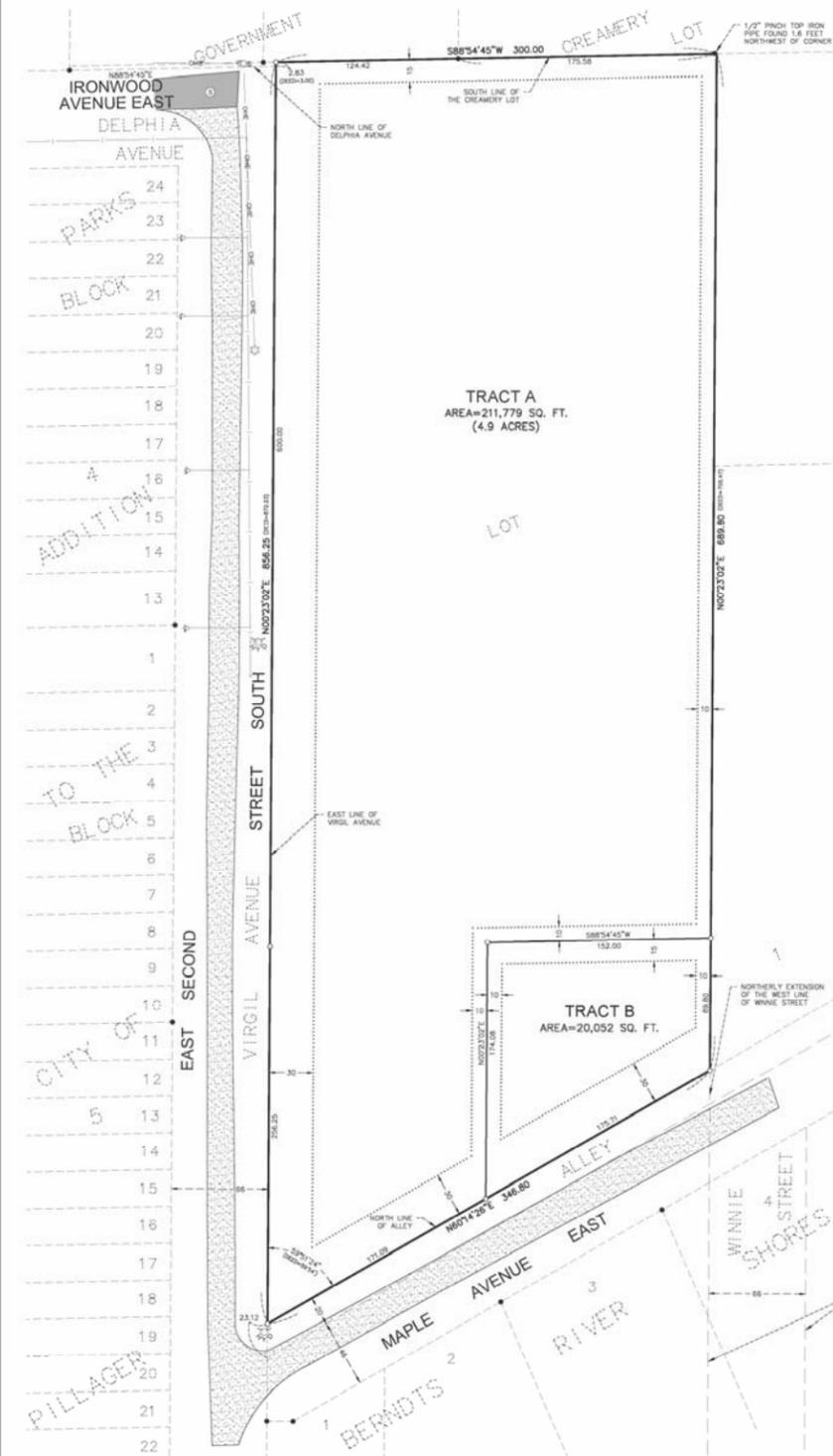


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 21, TOWNSHIP 133, RANGE 30,
CASS COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTION (According to Doc. No. 448919):
Beginning at a point three (3) feet North of Iron Monument at the intersection of the North line of Delphia Avenue and the East line of Virgil Avenue running South along the East line of Virgil Avenue a distance of 872.23 feet to the intersection of the East line of Virgil Avenue with the North line of Alley 23.12 feet North of Iron monument, thence at a northeasterly angle of 59 degrees 54 minutes or North 59 degrees 54 minutes East 346.8 feet to the intersection of the North line of Alley with the West line of Winnie Street, thence North along the West line of Winnie Street extended a distance of 705.47 feet to a point where it intersects the creamery lot, thence South 88 degrees 32 minutes West a distance of 300 feet to the place of beginning.

PROPOSED TRACT A LEGAL DESCRIPTION:
Beginning at a point three (3) feet North of Iron Monument at the intersection of the North line of Delphia Avenue and the East line of Virgil Avenue running South along the East line of Virgil Avenue a distance of 872.23 feet to the intersection of the East line of Virgil Avenue with the North line of Alley 23.12 feet North of Iron monument, thence at a northeasterly angle of 59 degrees 54 minutes or North 59 degrees 54 minutes East 346.8 feet to the intersection of the North line of Alley with the West line of Winnie Street, thence North along the West line of Winnie Street extended a distance of 705.47 feet to a point where it intersects the creamery lot, thence South 88 degrees 32 minutes West a distance of 300 feet to the place of beginning.

EXCEPT
That part of Government Lot 1, Section 21, Township 133, Range 30, Cass County, Minnesota, described as follows: Commencing at the intersection of the east line of VIRGIL AVENUE and the north line of ALLEY, PARKS' ADDITION TO PILLAGER, MINN., according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's office; thence North 60 degrees 14 minutes 26 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 171.09 feet along said north line of ALLEY to the point of beginning of the tract to be described; thence continuing North 60 degrees 14 minutes 26 seconds East 175.71 feet along said north line of Alley to its intersection with the northerly extension of the west line of WINNIE STREET, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's office; thence North 00 degrees 23 minutes 02 seconds East 89.80 feet along said northerly extension of the west line of WINNIE STREET; thence South 88 degrees 54 minutes 45 seconds West 152.00 feet; thence South 00 degrees 23 minutes 02 seconds West 174.08 feet to the point of beginning.

PROPOSED TRACT B LEGAL DESCRIPTION:
That part of Government Lot 1, Section 21, Township 133, Range 30, Cass County, Minnesota, described as follows: Commencing at the intersection of the east line of VIRGIL AVENUE and the north line of ALLEY, PARKS' ADDITION TO PILLAGER, MINN., according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's office; thence North 60 degrees 14 minutes 26 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 171.09 feet along said north line of ALLEY to the point of beginning of the tract to be described; thence continuing North 60 degrees 14 minutes 26 seconds East 175.71 feet along said north line of Alley to its intersection with the northerly extension of the west line of WINNIE STREET, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's office; thence North 00 degrees 23 minutes 02 seconds East 89.80 feet along said northerly extension of the west line of WINNIE STREET; thence South 88 degrees 54 minutes 45 seconds West 152.00 feet; thence South 00 degrees 23 minutes 02 seconds West 174.08 feet to the point of beginning.

SURVEYOR'S NOTES:
TOTAL PROPERTY AREA SURVEYED = 231,831 SQ. FT. (5.3 ACRES).
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.
ACCORDING TO THE CASS COUNTY GIS MAPPING APPLICATION, THE SUBJECT PROPERTY IS LOCATED WITHIN THE GENERAL RESIDENTIAL AND SHORELAND ZONING DISTRICTS.
THE BUILDING SETBACK LINES ARE SHOWN ACCORDING TO THE PILLAGER ZONING ORDINANCE.
AS NOTED, THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES.
ACCORDING TO NATIONAL WETLAND INVENTORY MAPPING, THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.



DATE: JANUARY 11, 2022	DATE:	AMENDMENTS:	BY:	PREPARED FOR: TERRY HOLLINGSWORTH
SCALE: AS SHOWN				(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.)
DRAWN BY: CFC				
CHECKED BY: CMC				
FILE NUMBER: 2021-12166				CHAD M. CONNER DATE: 01-11-2022 LIC. NO. 49843

