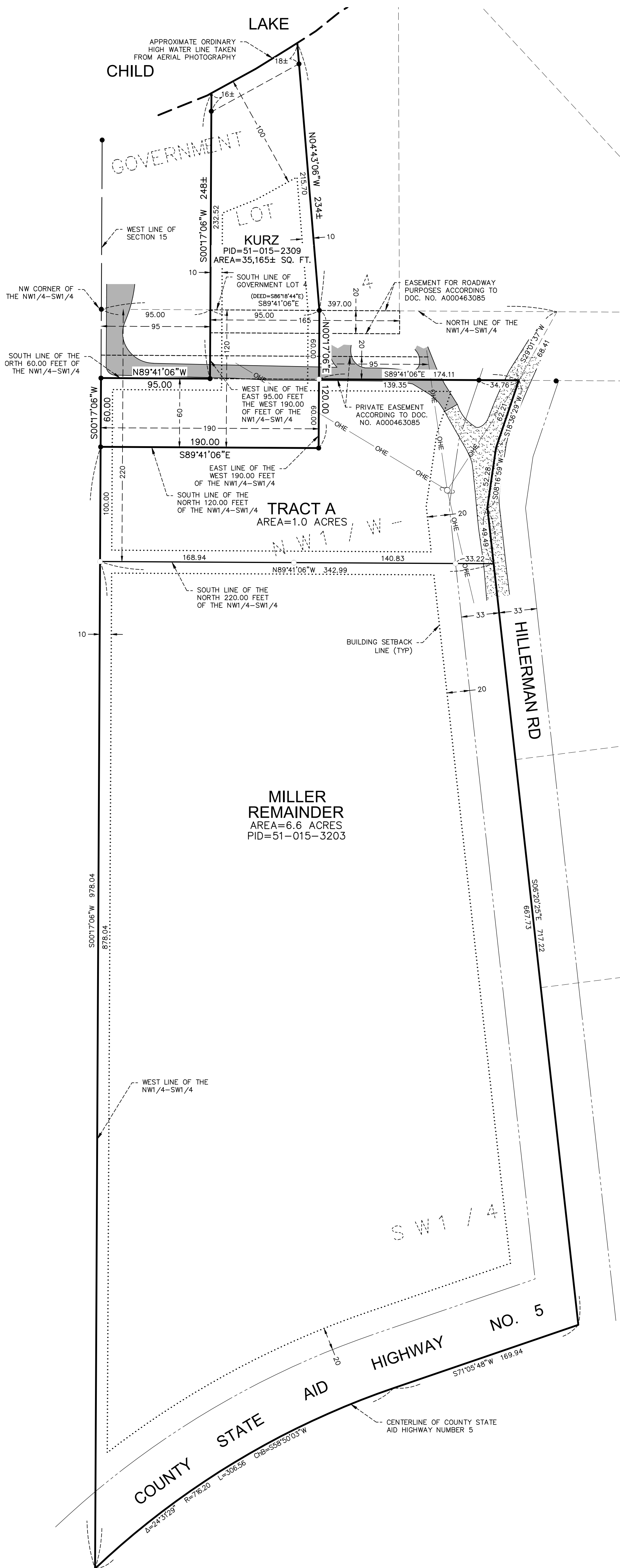


CERTIFICATE OF SURVEY

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 15, TOWNSHIP 140, RANGE 29,
CASS COUNTY, MINNESOTA



EXISTING KURZ LEGAL DESCRIPTION (According to Doc. No. A000463085):
That portion of Govt. Lot 4, Sec. 15-140N-29W of the 5th PM, Cass County, MN, described as follows:
Starting at the 1/4 corner between Sections 15 and 16; run South 89 degrees 32 minutes East 95.0 feet to an point (I.M.) of beginning; thence continue South 89 degrees 32 minutes 95.0 feet to a point; thence run North 4 degrees 34 minutes West 215.7 feet to a point (I.M.) on the shore of Child Lake; thence Southwesterly along said shore 88.0 feet to a point (I.M.); thence run South parallel with the West line of said Sec 15, 173.3 feet to the place of beginning. Title extends to the waters edge.
AND
The East 95 feet of the West 190 feet of the North 60 feet of the NW1/4 of the SW1/4, Sec. 15-140N-29W of the 5th PM, Cass County, MN.
AND
The North 120 feet of the East 95 feet of the West 190 feet of the NW1/4 of the SW1/4, Sec. 15-140N-29W of the 5th PM, Cass County, MN, less the North 60 feet thereof.
AND
An easement for roadway purposes on and over the North 20 feet of the East 165 feet of the West 260 feet of the NW1/4 of the SW1/4, Sec. 15-140N-29W of the 5th PM, Cass County, MN.
AND
A private easement across the South 20 feet of the West 285 feet of the North 60 feet of the NW1/4 of the SW1/4, Sec. 15-140N-29W of the 5th PM, Cass County, MN.
AND
The North One Hundred Twenty (120) feet of the West One Hundred Ninety (190) feet of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) Section 15, Township 140, Range 29, less the East Ninety-five (95) feet and the North Sixty (60) feet thereof, subject to easements, reservations and restrictions of record or in use.

EXISTING MILLER LEGAL DESCRIPTION (According to Doc. No. A000568689):
That part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying northerly of the centerline of Cass County State Aid Highway Number 5 and Westerly of a line described as follows: Commencing at the Northwest corner of said NW 1/4 SW 1/4; thence South 86 degrees 18 minutes 44 seconds East, assumed bearing, 397.00 feet along the North line of said NW 1/4 SW 1/4 to the point of beginning of the line to be described; thence South 32 degrees 23 minutes 59 seconds West 68.41 feet to the South line of the North 60.00 feet of said NW 1/4 SW 1/4; thence South 21 degrees 58 minutes 51 seconds West 62.21 feet; thence South 11 degrees 39 minutes 21 seconds West 52.28 feet; thence South 02 degrees 58 minutes 03 seconds East 717.22 feet, more or less, to the centerline of said Cass County State Aid Highway Number 5 and said line there terminating. Except the North 60.00 feet of said NW 1/4 SW 1/4, also excepting the South 60.00 feet of the North 120.00 feet of the West 190.00 feet of said NW 1/4 SW 1/4.

PROPOSED TRACT A LEGAL DESCRIPTION (To be combined with existing Kurz parcel):
That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section 15, Township 140, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 397.00 feet along the north line of said NW1/4-SW1/4; thence South 29 degrees 01 minute 37 seconds West 68.41 feet to the south line of the North 60.00 feet of said NW1/4-SW1/4, the point of beginning of the tract to be described; thence South 18 degrees 36 minutes 29 seconds West 62.21 feet; thence South 08 degrees 16 minutes 59 seconds West 52.28 feet; thence South 06 degrees 20 minutes 25 seconds East 49.49 feet to the south line of the North 220.00 feet of said NW1/4-SW1/4; thence North 89 degrees 41 minutes 06 seconds West 342.99 feet along said south line of the North 220.00 feet of the NW1/4-SW1/4 to its intersection with the west line of said NW1/4-SW1/4; thence North 00 degrees 17 minutes 06 seconds East 100.00 feet along said west line of the NW1/4-SW1/4 to its intersection with the south line of the North 120.00 feet of said NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East 190.00 feet along said south line of the North 120.00 feet of the NW1/4-SW1/4 to its intersection with the east line of the West 190.00 feet of said NW1/4-SW1/4; thence North 00 degrees 17 minutes 06 seconds East 60.00 feet along said east line of the West 190.00 feet of the NW1/4-SW1/4 to its intersection with said south line of the North 60.00 feet of the NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East 174.11 feet along said south line of the North 60.00 feet of the NW1/4-SW1/4 to the point of beginning.
Subject to the right of way for Hillerman Road
Subject to easements, reservations or restrictions of record, if any.
The property conveyed herein is substandard in size and may not be treated as a separate parcel. Therefore, it must at all times be part of an adjoining parcel.

PROPOSED MILLER REMAINDER LEGAL DESCRIPTION:
That part of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Fifteen (15), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, lying northerly of the centerline of Cass County State Aid Highway Number 5 and Westerly of a line described as follows: Commencing at the Northwest corner of said NW 1/4 SW 1/4; thence South 86 degrees 18 minutes 44 seconds East, assumed bearing, 397.00 feet along the North line of said NW 1/4 SW 1/4 to the point of beginning of the line to be described; thence South 32 degrees 23 minutes 59 seconds West 68.41 feet to the South line of the North 60.00 feet of said NW 1/4 SW 1/4; thence South 21 degrees 58 minutes 51 seconds West 62.21 feet; thence South 11 degrees 39 minutes 21 seconds West 52.28 feet; thence South 02 degrees 58 minutes 03 seconds East 717.22 feet, more or less, to the centerline of said Cass County State Aid Highway Number 5 and said line there terminating. Except the North 60.00 feet of said NW 1/4 SW 1/4, also excepting the South 60.00 feet of the North 120.00 feet of the West 190.00 feet of said NW 1/4 SW 1/4.
EXCEPT
That part of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section 15, Township 140, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 397.00 feet along the north line of said NW1/4-SW1/4; thence South 29 degrees 01 minute 37 seconds West 68.41 feet to the south line of the North 60.00 feet of said NW1/4-SW1/4, the point of beginning of the tract to be described; thence South 18 degrees 36 minutes 29 seconds West 62.21 feet; thence South 08 degrees 16 minutes 59 seconds West 52.28 feet; thence South 06 degrees 20 minutes 25 seconds East 49.49 feet to the south line of the North 220.00 feet of said NW1/4-SW1/4; thence North 89 degrees 41 minutes 06 seconds West 342.99 feet along said south line of the North 220.00 feet of the NW1/4-SW1/4 to its intersection with the west line of said NW1/4-SW1/4; thence North 00 degrees 17 minutes 06 seconds East 100.00 feet along said west line of the NW1/4-SW1/4 to its intersection with the south line of the North 120.00 feet of said NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East 190.00 feet along said south line of the North 120.00 feet of the NW1/4-SW1/4 to its intersection with the east line of the West 190.00 feet of said NW1/4-SW1/4; thence North 00 degrees 17 minutes 06 seconds East 60.00 feet along said east line of the West 190.00 feet of the NW1/4-SW1/4 to its intersection with said south line of the North 60.00 feet of the NW1/4-SW1/4; thence South 89 degrees 41 minutes 06 seconds East 174.11 feet along said south line of the North 60.00 feet of the NW1/4-SW1/4 to the point of beginning.
Subject to the right of way for Hillerman Road
Subject to easements, reservations or restrictions of record, if any.

SURVEYOR'S NOTES:
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.

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

TRACT A IS NOT INTENDED TO BE A STAND ALONE PARCEL. IT IS INTENDED TO BE COMBINED WITH THE MILLER PARCEL ADJACENT TO PROPOSED TRACT A THROUGH THE CASS COUNTY LOT LINE ADJUSTMENT PROCESS.

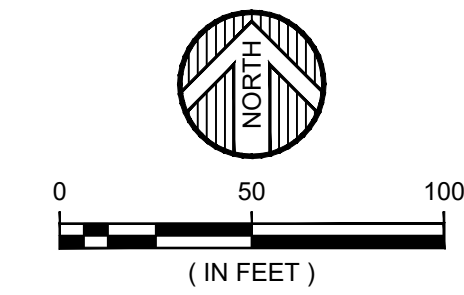
FOR THE PURPOSES OF THIS SURVEY A WETLAND DELINEATION WAS NEITHER REQUESTED NOR PROVIDED.

ACCORDING TO THE CASS COUNTY GIS MAPPING APPLICATION, CHILD LAKE IS CLASSIFIED AS A RESIDENTIAL DEVELOPMENT LAKE.

SETBACKS ARE ACCORDING TO THE CASS COUNTY, MINNESOTA LAND USE ORDINANCE #2020-01.

THE BUILDABLE AREA FOR THE PROPOSED KURZ TRACT IS 1.2± ACRES.

THE BUILDABLE AREA FOR THE PROPOSED MILLER TRACT IS 4.9 ACRES.



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED R/S # 41643
- ⊙ = DENOTES POWER POLE
- OHE — = DENOTES OVERHEAD ELECTRIC LINE
- = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES GRAVEL SURFACE

DATE: NOVEMBER 04, 2022	DATE:	AMENDMENTS:	BY:	PREPARED FOR: DWIGHT KURZ
SCALE: AS SHOWN				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. Curtis P. Sanow
DRAWN BY: CPS				
CHECKED BY: CMC				
FILE NUMBER: 2022-11496				CURTIS P. SANOW DATE: 11-04-2022 LIC. NO. 59005

