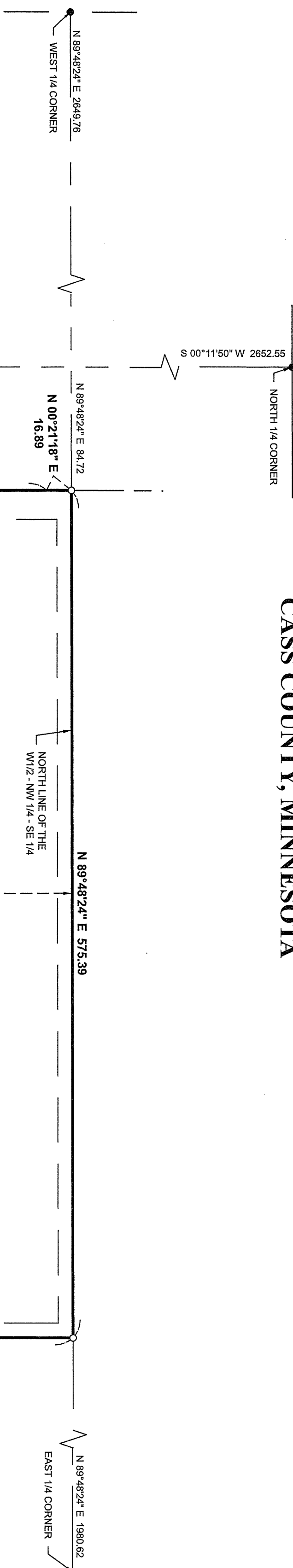


CERTIFICATE OF SURVEY

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, TOWNSHIP 139 NORTH, RANGE 30 WEST, CASS COUNTY, MINNESOTA



LEGAL DESCRIPTION PER DOCUMENT NUMBER 371657
EXCERPT
 The south half of the Northwest Quarter of the Southeast Quarter (NW1/2 NW1/4 SE1/4) of Section Twenty (20), Township One Hundred Thirty-nine (139), Range Thirty (30),

Reserving a 66 foot wide roadway easement over and across the Westerly half of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section Twenty (20), Township One Hundred Thirty-nine (139) North, Range Thirty (30) West, of the Fifth Principal Meridian in Cass County, Minnesota, with the centerline described as follows: Commencing at the southwest corner of the Southeast Quarter of said Section Twenty (20); thence North 2175 feet along the West line of said Southeast Quarter to the point of beginning of the easement to be reserved herein; thence East to the east line of said Westerly Half of the Northwest Quarter of the Southeast Quarter (NW1/2 NW1/4 SE1/4) and said easement thence terminating.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACTA
 The south 300.00 feet of the north 1012.50 feet of the east 363.00 feet of the west 484.00 feet of the West Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 139 North, Range 30 West, Cass County, Minnesota.
 Subject to easements, restrictions and reservations of record.
 Right of way easement and easement under and across the south 572.50 feet of the north 1012.50 feet of the west 121.00 feet of said West Half of the east half of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 11-2, according to the recorded plat thereof said county.

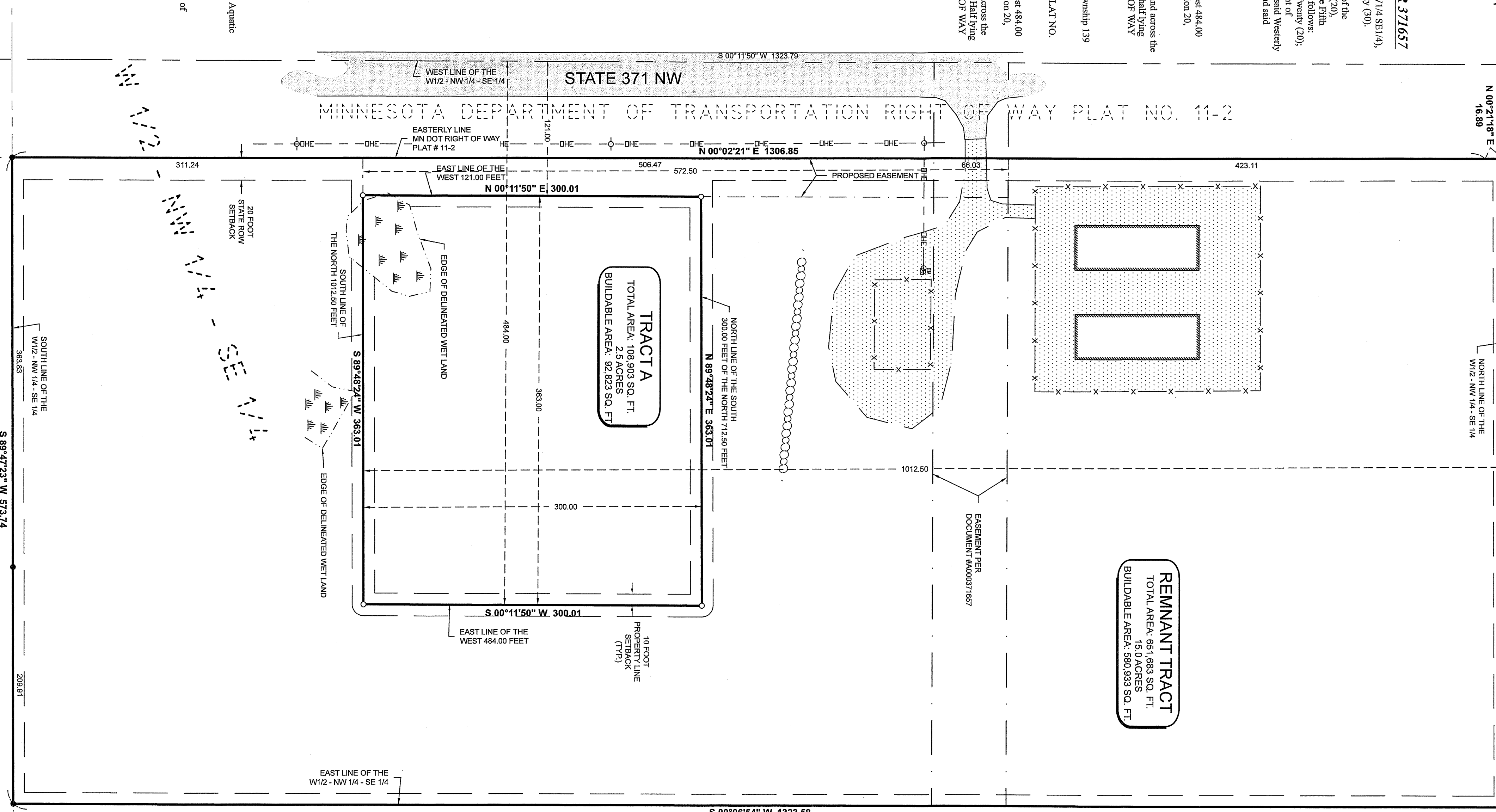
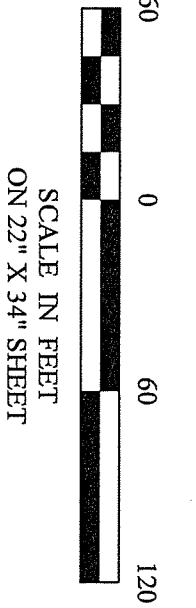
REMNANT TRACT
 West Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 139 North, Range 30 West, Cass County, Minnesota.
EXCEPT
 MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 11-2, according to the recorded plat thereof said county.
AND ALSO EXCEPT
 The south 300.00 feet of the north 1012.50 feet of the east 363.00 feet of the west 484.00 feet of the West Half of the Northwest Quarter of the Southeast Quarter of Section 20, Township 139 North, Range 30 West, Cass County, Minnesota.
 Subject to an easement for ingress, egress and utility purposes over, under and across the south 572.50 feet of the north 1012.50 feet of the west 121.00 feet of said West Half of the east half of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 11-2, according to the recorded plat thereof said county.
 Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS GRAVEL
 - DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES WETLAND(S)
 - X---X--- DENOTES EDGE OF THREE LINE
 - X---X--- DENOTES EXISTING FENCE LINE
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING OVERHEAD ELECTRIC CABLE
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 4881
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE NO. 4881
- ORIENTATION OF THIS BEARING SYSTEMS BASED ON THE CASS COUNTY NORTH COORDINATE SYSTEM.

NOTES:

1. Zoning for subject tract = "C2 Commercial".
2. Wetland delineation was completed on 4-18-23, by Rob Merila, Aquatic EcoSolutions, Inc. MN Certified Wetland Delineator #1087.
3. Parcel ID of subject parcel: 34-020-4201.
4. The F911 address of subject parcel: 964 State 371 NW.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.



CERTIFICATE OF SURVEY		PROJECT MANAGER: CMH		PROJECT NO.: 23089		DATE: 5-8-2023	
OWNER: GODFREY PROPERTY		CHARGED BY: CMH		FILE NAME: C23089.DWG		SCALE: 1" = 80'	
PREPARED BY: ADVANTAGE HEATING & COOLING INC.		DRAWN BY: DRAMV BY:		FIELD BOOK: BOOK NA, PG. NA		VERT.: NONE	
ADDRESS: 2648 STATE ST NW, BACKUS, MN 56435		CMH		CMH		DATE: 5/8/2023	
REVISIONS:		BY:		DATE:		DESCRIPTION:	
1. HEBERY CERTIFY THAT THIS SURVEY PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.		<i>[Signature]</i>		5/8/2023		CYNTHIA M. HIDE - PLS#4881	
LIC. NO. 44881		LIC. NO. 44881		LIC. NO. 44881		LIC. NO. 44881	

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