

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3 & 4,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

THIS INDENTURE, Made this 20 day of September, 1977, between Richard B. Starr, as Personal Representative of the Estate of Claude B. Starr, deceased, and Willard R. Pehling and Darlene Pehling, husband and wife, as joint tenants and not as tenants in common of the County of Cass and State of Minnesota, parties of the second part.

WITNESSETH, that whereas Claude B. Starr, a (single) (married) person of the County of Cass and State of Minnesota, died on August 19, 1976, and the Probate Court of Cass County, Minnesota did appoint Richard B. Starr, Personal Representative of the estate, and whereas by the laws of the State of Minnesota, said Personal Representative (is) (are) empowered to make and execute a conveyance of real estate.

NOW, THEREFORE, the said part Y of the first part, in consideration of the sum of One dollar and other valuable considerations, DOLLARS, to him in hand paid by the said parties of the second part, the receipt to which is hereby acknowledged, do hereby Grant, Bargain, Sell, and Convey unto the said parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of Cass and State of Minnesota, described as follows, to-wit:

That part of Government Lots 3 and 4, Section 22, Township 142 North, Range 31 West, described as follows: Beginning at the northwest corner of said Lot 4; thence south 7°55'45" East 27.96 feet along the west line of said Lot 4; thence north 82°24'11" East 355.38 feet; thence north 3°36'16" West 179.44 feet; thence north 86°00'38" East 150.00 feet; thence north 3°36' West 163.43 feet; thence south 86°50'29" West 532.72 feet to the west line of said Lot 3; thence south 7°55'45" West 345.82 feet to the point of beginning. Subject to an easement over the southerly 33 feet thereof.

PROPOSED DESCRIPTIONS:

West Tract
That part of Government Lots 3 and 4, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the northwest corner of said Government Lot 4; thence South 07 degrees 36 minutes 25 seconds East, assigned bearing, along the west line thereof, 27.96 feet; thence North 82 degrees 44 minutes 01 seconds East 32.24 feet to the centerline of Evergreen Cemetery Rd NW; thence North 02 degrees 10 minutes 17 seconds East, along said centerline, 6.83 feet; thence North 13 degrees 09 minutes 17 seconds East, along said centerline, 59.57 feet; thence North 19 degrees 14 minutes 06 seconds East, along said centerline, 42.30 feet; thence North 24 degrees 26 minutes 48 seconds East, along said centerline, 122.85 feet; thence North 20 degrees 14 minutes 44 seconds East, along said centerline, 103.76 feet; thence North 14 degrees 58 minutes 53 seconds East, along said centerline, 65.22 feet; thence South 87 degrees 09 minutes 58 seconds West 213.09 feet to the west line of said Government Lot 3; thence South 07 degrees 36 minutes 25 seconds East, along last said west line, 345.84 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to a 33.00 foot easement described in document number A000264893 (Evergreen Cemetery Road NW). SUBJECT to a 33.00 foot easement described in document number A000234981. SUBJECT tract is non-conforming on it's own and is to be attached to Parcel 38-122-3209.

East Tract
That part of Government Lots 3 and 4, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northwest corner of said Government Lot 4; thence South 07 degrees 36 minutes 25 seconds East, assigned bearing, along the west line thereof, 27.96 feet; thence North 82 degrees 44 minutes 01 seconds East 32.24 feet to the centerline of Evergreen Cemetery Rd NW to a point hereinafter referred to as Point "A"; thence continue North 82 degrees 44 minutes 01 seconds East 323.14 feet; thence North 03 degrees 16 minutes 47 seconds West 179.44 feet; thence North 86 degrees 20 minutes 07 seconds East 150.00 feet to a point hereinafter referred to as Point "B"; AND Beginning at said Point "A"; thence North 02 degrees 10 minutes 17 seconds East, along said centerline, 6.83 feet; thence North 13 degrees 09 minutes 17 seconds East, along said centerline, 59.57 feet; thence North 19 degrees 14 minutes 06 seconds East, along said centerline, 42.30 feet; thence North 24 degrees 26 minutes 48 seconds East, along said centerline, 122.85 feet; thence North 20 degrees 14 minutes 44 seconds East, along said centerline, 103.76 feet; thence North 14 degrees 58 minutes 53 seconds East, along said centerline, 65.22 feet; thence North 87 degrees 09 minutes 58 seconds East 319.66 feet to the intersection with a line bearing North 03 degrees 16 minutes 31 seconds West from said Point "B"; thence South 03 degrees 16 minutes 31 seconds East 163.43 feet to said Point "B"; thence South 86 degrees 20 minutes 07 seconds West 150.00 feet; thence South 03 degrees 16 minutes 47 seconds East 179.44 feet to the intersection with a line that bears North 82 degrees 44 minutes 01 seconds East from the point of beginning; thence South 82 degrees 44 minutes 01 seconds West 323.14 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record. SUBJECT to a 33.00 foot easement described in document number A000264893 (Evergreen Cemetery Road NW). SUBJECT to a 33.00 foot easement described in document number A000234981.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- ▲ DENOTES FOUND POST
- × DENOTES CALCULATED POSITION
- DENOTES EXISTING LP TANK
- ▨ DENOTES EXISTING BUILDING
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS

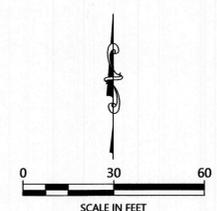
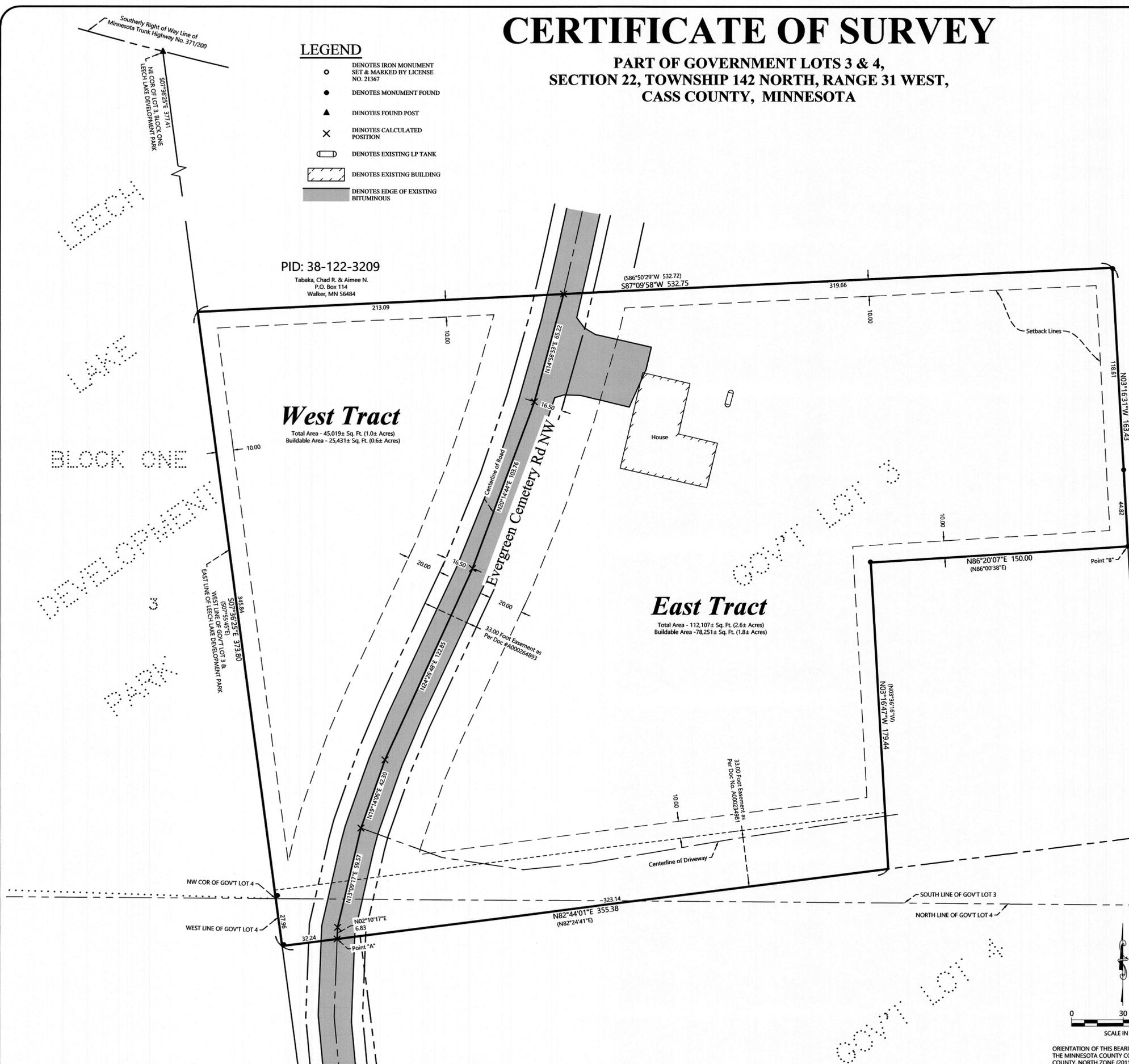
PID: 38-122-3209
Tabaka, Chad R. & Aimee N.
P.O. Box 114
Walker, MN 56484

West Tract

Total Area - 45,019± Sq. Ft. (1.0± Acres)
Buildable Area - 25,431± Sq. Ft. (0.6± Acres)

East Tract

Total Area - 112,107± Sq. Ft. (2.6± Acres)
Buildable Area - 78,251± Sq. Ft. (1.8± Acres)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

NOTES:

1. Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
2. Parcel ID for subject tract = 38-122-3223.
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.

| NO. | DATE | DESCRIPTION |
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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.

Terry L. Freeman
TERRY L. FREEMAN
L.C. NO. 21367



CERTIFICATE OF SURVEY
Aimee Tabaka
P.O. Box 114
Walker, MN 56484

JOB NO. 22-177
DATE: 8-26-2022