

This is a survey of a portion of the Land Description as found on Schedule A of Commitment Number: 2198587 Supplemental No. 5 issued by Old Republic National Title Insurance Company dated August 02, 2022 at 8:00AM

This is an ALTA/NSPS Land Title Survey of part of:  
**Section 21, T140N-R29W, Cass County, Minnesota**

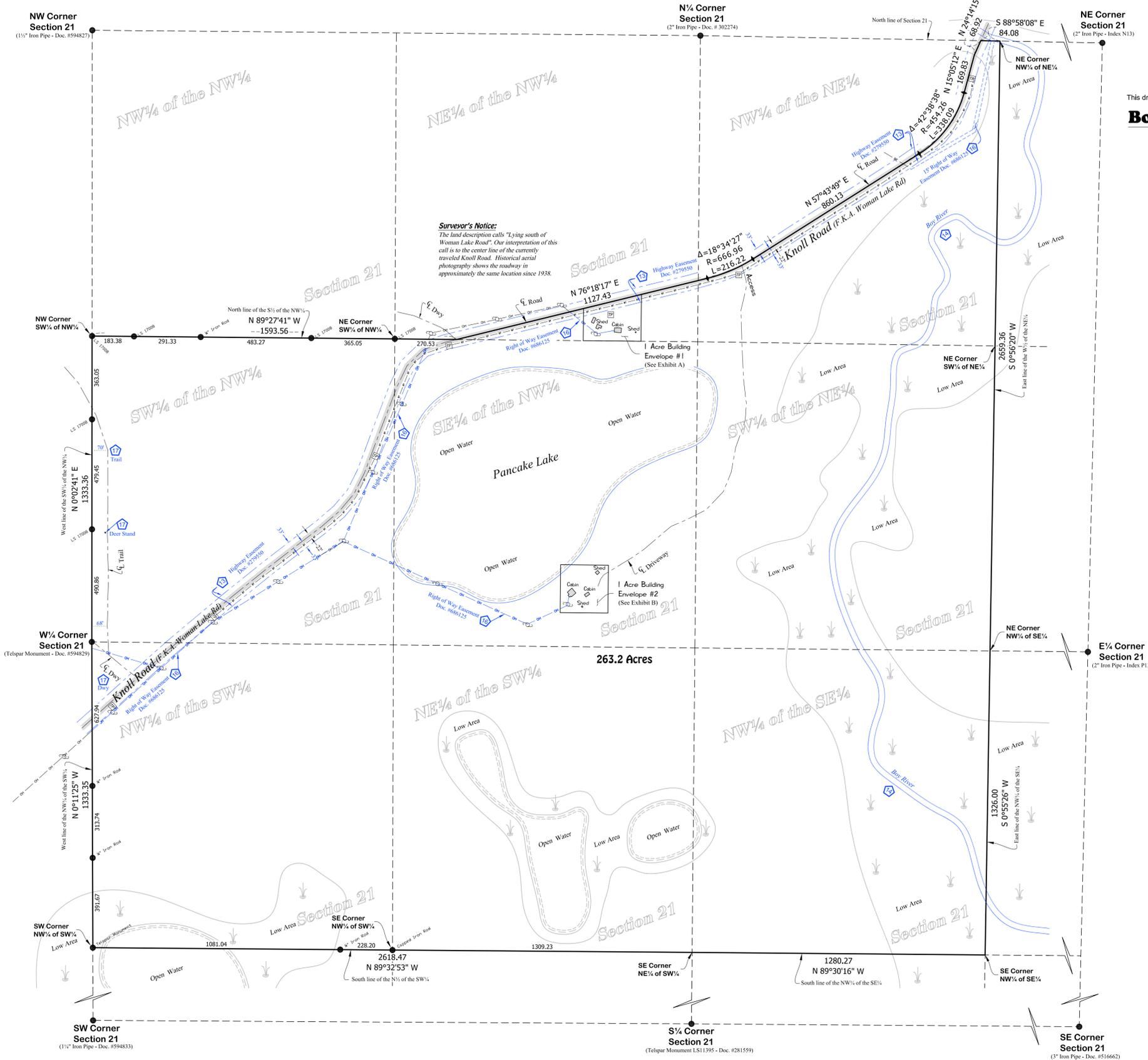
The Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4), the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), lying South of the Woman Lake Road aka Knoll Road (per Document No. 279550), the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4), lying South of the Woman Lake Road aka Knoll Road (per Document No. 279550), the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), all in Section Twenty-one (21), Township One Hundred Forty (140), Range Twenty-nine (29), Cass County, Minnesota.

**TABLE A ITEMS**

- Item 1:** Monuments placed or found at all major property boundary corners: As shown on this survey
- Item 4:** Area of property as shown on this survey.
- Item 8:** Substantial features observed in the process of conducting our field work, as shown on this survey.
- Item 11(a):** No plans or reports were provided by our client. The Gopher State One Call Utility location system was notified for this survey (Ticket # 213620733). The following utility companies were notified and are required by Minnesota Statute 7560.0250 to respond.  
- Crow Wing Coop - MARKED 1-04-22 218-821-7672  
- TDS Telecom - MARKED 1-04-22 218-821-7672
- Some of the utility companies may not have responded to the locate request. There are also various private facilities that do not participate in the Gopher State One Call utility location system and may have utilities located on this property that we are not aware of. Before any excavating is done in this area, the utilities in this area should be re-notified. At the time of our fieldwork there was a significant amount of snow accumulation around the time the utilities were marked, which hampered the ability to locate / see the utility paint markings and flags. The underground utilities shown on this survey are shown as approximate utilizing the limited paint markings and flags observed during our fieldwork.
- Item 14:** The north line of the surveyed property is 1430 feet southwesterly of the intersection of Knoll Road and County Road No. 5
- Item 17:** We are unaware of any proposed changes in street right of way lines and we did not observe any evidence of recent street or sidewalk construction or repairs during our fieldwork.
- Item 18:** No Documentation of plottable offsite easements or servitudes were provided as a part of this survey.
- Item 19:** Professional liability insurance is in place and can be produced upon request.
- Item 20:** The posting of Easement boundaries with Land Trust signs as described in Section 4 of this Agreement will be completed after closing.

**SCHEDULE B, PART 2 - EXCEPTIONS**

- Item 1:** Is not a survey issue, and was not addressed as a part of this survey.
- Item 2:** Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises. AS SHOWN ON THIS SURVEY - SEE LIST OF POSSIBLE ENCROACHMENTS
- Items 3-6:** Are not survey issues, and were not addressed as a part of this survey.
- Item 7:** All minerals and mineral rights were reserved by the State of Minnesota in an instrument recorded in Book 85 of Deed, page 189 (as to the NW1/4 of the SE1/4). *BLANKET IN NATURE OVER THE NW1/4 OF THE SE1/4.*
- Item 8:** All minerals and mineral rights were reserved by the State of Minnesota in an instrument filed as Document No. 117334 (as to the SW1/4 of the NW1/4). *BLANKET IN NATURE OVER THE SW1/4 OF THE NW1/4.*
- Item 9:** All minerals and mineral rights were reserved by the State of Minnesota in an instrument filed as Document No. 129665 (as to the NE1/4 of the NW1/4 and the NW1/4 of the NE1/4). *BLANKET IN NATURE OVER THE NE1/4 OF THE NW1/4 AND NW1/4 OF THE NE1/4.*
- Item 10:** All minerals and mineral rights were reserved by the State of Minnesota in an instrument filed as Document No. 129367 (as to the NW1/4 of the SW1/4). *BLANKET IN NATURE OVER THE NW1/4 OF THE SW1/4. NOTE: IT APPEARS THE STATES INTEREST TO THE MINERAL RIGHTS HAVE BEEN TRANSFERRED TO THE CUYUNA NORTHERN LAND & IRON CO. BY THE DOCUMENTS STATED IN ITEM 12*
- Item 11:** All minerals and mineral rights were reserved by Pine Land Lumber Company in an instrument recorded in Book 59 of Deeds, page 353 as Document No. 93193 and Statement of Severed Mineral Interest filed as Document No. 218272 (as to SW1/4 of NE1/4, S1/2 of NW1/4 and NE1/4 of SW1/4). *BLANKET IN NATURE OVER THE SW1/4 OF THE NE1/4, S1/2 OF THE NW1/4 AND NE1/4 OF THE SW1/4.*
- Item 12:** All minerals and mineral rights were reserved by Cuyuna Northern Land & Iron Co. in instruments filed as Document Nos. 218447, 218448, 222274 and 225028 (as to NW1/4 of SW1/4). *BLANKET IN NATURE OVER THE NW1/4 OF THE SW1/4.*
- Item 13:** Highway easement over part of subject premises as evidenced by Document Nos. 279550. *ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY.*
- Item 14:** Rights of the abutting property owners to the uninterrupted flow of Boy River, which overflows a portion of the premises. *THE LOCATION OF BOY RIVER IS SHOWN ACROSS THE SURVEYED PROPERTY.*
- Item 15:** Is not a survey issue and was not addressed as a part of this survey.
- Item 16:** Utility easement in favor of Crow Wing Cooperative Power & Light Company filed July 19, 2022, as Document No. 686125. *ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY. NOTE: WE ARE UNAWARE OF THE VOLTAGE OF THE OVERHEAD WIRES WHICH DETERMINE THE WIDTH OF THE EASEMENT.*
- Item 17:** Trail/driveway and deer stand over Northwest corner of subject premises as shown on Survey by Bonnema Runke Stern Inc. dated October 18, 2022. *A FUTURE ACCESS EASEMENT FOR THE DRIVEWAY AND A FUTURE LICENSE AND NOTICE TO EASEMENT FOR THE TRAIL AND DEER STAND, PER ITEMS 8 AND 9 OF SCHEDULE B, PART 1, REQUIREMENTS, OF FILE NO.: 2198587 - REVISION No. SUPPLEMENTAL No. 5.*



This drawing prepared by:  
**Bonnema Runke Stern Inc.**

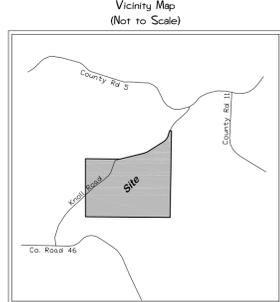
Professional Land Surveyors  
4566 Hwy 71 NE - Suite 1  
Willmar, MN 56201  
Office (320) 231-2844 Fax (320) 231-2827

Requested by: MN Land Trust



**LEGEND**

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed 1 1/2" x 1 1/2" Capped Iron Monument with plastic cap stamped "46169"
- ↑ Course Change - No Monument Set
- ⊕ Utility Pole
- ⊕ Low / Marsh Area
- ⊕ Telephone Pedestal
- Approximate Right of Way Line
- Center Overhead Right of Way Easement
- Underground Electric
- Underground Telephone
- Traveled Road



**Surveyor's Notice:** Title company did not provide documents or recording data for the adjacent lands, therefore the relationship of the boundary with adjacent owners was not reviewed (contiguity, gaps, overlaps, etc.).

**Surveyor's Notice:** At the time of our fieldwork there was a significant amount of snow on the ground, which hampered the ability to locate various ground structures / features on the surveyed property.

All Documents referred to on this survey can be found on file in the office of the County Recorder

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

To Minnesota Land Trust, a Minnesota non-profit corporation, Marcella L. West, Jane Noll West, Polly Christine West, and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 4, 8, 11(a), 14, 17, 18, 19 and 20 of Table A thereof. The field work was completed on January 3, 2022.

Joshua M. Stern  
Date: December 19, 2022 License No. 46169

REVISION NOTICE: This is a revision of a former survey dated October 6, 2022, to show the driveway and trail encroachment. REVISION NOTICE: This is a revision of a former survey dated December 6, 2022, to remove the driveway and trail encroachment, pending compliance to Items 8 & 9 of Schedule B, Part 1, Requirements.