

ALTA/NSPS Land Title Survey

of part of:

Southwest Quarter of Section 25, and also the E 1/2 of the SE 1/4 and SW 1/4 of the SE 1/4 of Section 26, and also the NW 1/4 of the NW 1/4 of Section 36

All located in:

T136N-R31W, Cass County, Minnesota

This is a survey of the Land Description as found on Schedule A of File No. 2198818 - Supplemental No. 3 issued by Old Republic National Title Insurance Company dated November 23, 2022 at 8:00 A.M.



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: Minnesota Land Trust

The Southwest Quarter of Section 25 of Township 136 North, Range 31 West of the Fifth Principal Meridian, Cass County, Minnesota EXCEPT that part described as follows:

- Beginning at the northwest corner of said Southwest Quarter;
- thence on an assumed bearing of South 0 degrees 19 minutes 46 seconds West, along the west line of said Section 25 a distance of 678.00 feet;
- thence on a bearing of South 81 degrees 40 minutes 00 seconds East a distance of 685.00 feet;
- thence on a bearing of North 25 degrees 30 minutes 00 seconds East a distance of 354.13 feet;
- thence on a bearing of North 0 degrees 00 minutes 00 seconds East a distance of 354.13 feet;
- thence on a bearing of South 89 degrees 55 minutes 46 seconds West, along the north line of said Section 25, a distance of 876.21 feet to the point of beginning.

AND ALSO

The Northwest Quarter of the Northwest Quarter of Section 36 of said Township 136 North, Range 31 West.

AND ALSO

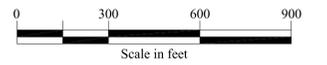
The South Half of the Southeast Quarter and also the Northeast Quarter of the Southeast Quarter of Section 26 of said Township 136 North, Range 31 West EXCEPT the Northeast Quarter of said Southeast Quarter.

Together with an easement for access purposes described as follows:

A 33.00 foot wide access easement over and across that part of the Northwest Quarter of the Southwest Quarter of Section 25 of Township 136 North, Range 31 West of the Fifth Principal Meridian, Cass County. Said easement being 33.00 feet to the east of the following described line:

- Commencing at the northwest corner of the Southwest Quarter of said Section 25;
- thence on an assumed bearing of South 0 degrees 19 minutes 46 seconds West, along the west line of said Section 25, a distance of 616.10 feet to the south end of the township road easement as described in Document No. 295708, on file in the office of the Cass County Recorder, which is the point of beginning of said line to be described;
- thence continuing on a bearing of South 0 degrees 19 minutes 46 seconds West, along the west line of said Section 25, a distance of 70.00 feet, and said line there terminating.

Property is: Abstract



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed Capped Iron Monument
- ⊙ Cass County Section Corner Monument
- Approximate Right of Way Line
- - - Field Edge
- x-x- Fence

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 inspection and accurate survey of the premises. AS SHOWN ON THIS SURVEY

Items 3-6:

Are not survey issues, and were not addressed as a part of this survey.

Item 7:

Rights of the abutting property owners to the uninterrupted use of Stony Brook Creek, which overflows a portion of the premises. ITS LOCATION IS SHOWN ACROSS THE SURVEYED PROPERTY. (BASED OFF OF AERIAL PHOTOGRAPHY)

Items 8:

Restrictions contained in State of Minnesota Sustainable Forest Incentive Act Covenant 2002 as evidenced by Document No. 455157. BLANKET IN NATURE OVER THE SURVEYED PROPERTY.

Item 9:

All minerals and mineral rights were reserved by the State of Minnesota in instruments recorded in Book K of Misc., on page 42 and Book 124 of Deeds, page 400. BLANKET IN NATURE OVER THE NW 1/4 OF THE NW 1/4 OF SECTION 36.

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):

The Gopher State One Call Utility location system was notified for this survey (Ticket # 220871324).

The following utility companies were notified and are required by Minnesota Statute 7560.0250 to respond.

- Crew Wing Coop - CLEARNO CONFLICT 218-821-7672
- TDS Telecom - CLEARNO CONFLICT 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 should be re-notified. The utilities shown on this survey are based on information provided by the utility companies and field observations.

Item 14:

The East Quarter corner of Section 26 is 2634 feet south of the intersection of 49th Ave SW & County Road No. 24

Item 17:

We are not aware of any proposed changes in street right of way lines.

Item 18:

Any plottable offsite easements or servitude's disclosed in documents provided to or obtained, as shown on this survey.

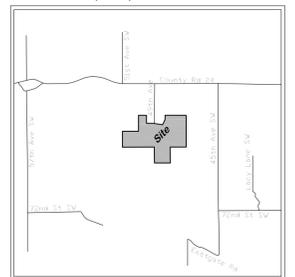
Item 19:

A Professional Liability Insurance policy is in place and can be furnished upon request.

Item 20:

Complete the posting of Easement boundaries with Land Trust signs per Land Trust Standards. Posting of Signs and additional on-line post will take place following the closing of the easement.

Vicinity Map - Not to Scale



Surveyor's Notice:

No Buildings observed on the proposed protected property.

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.).

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.

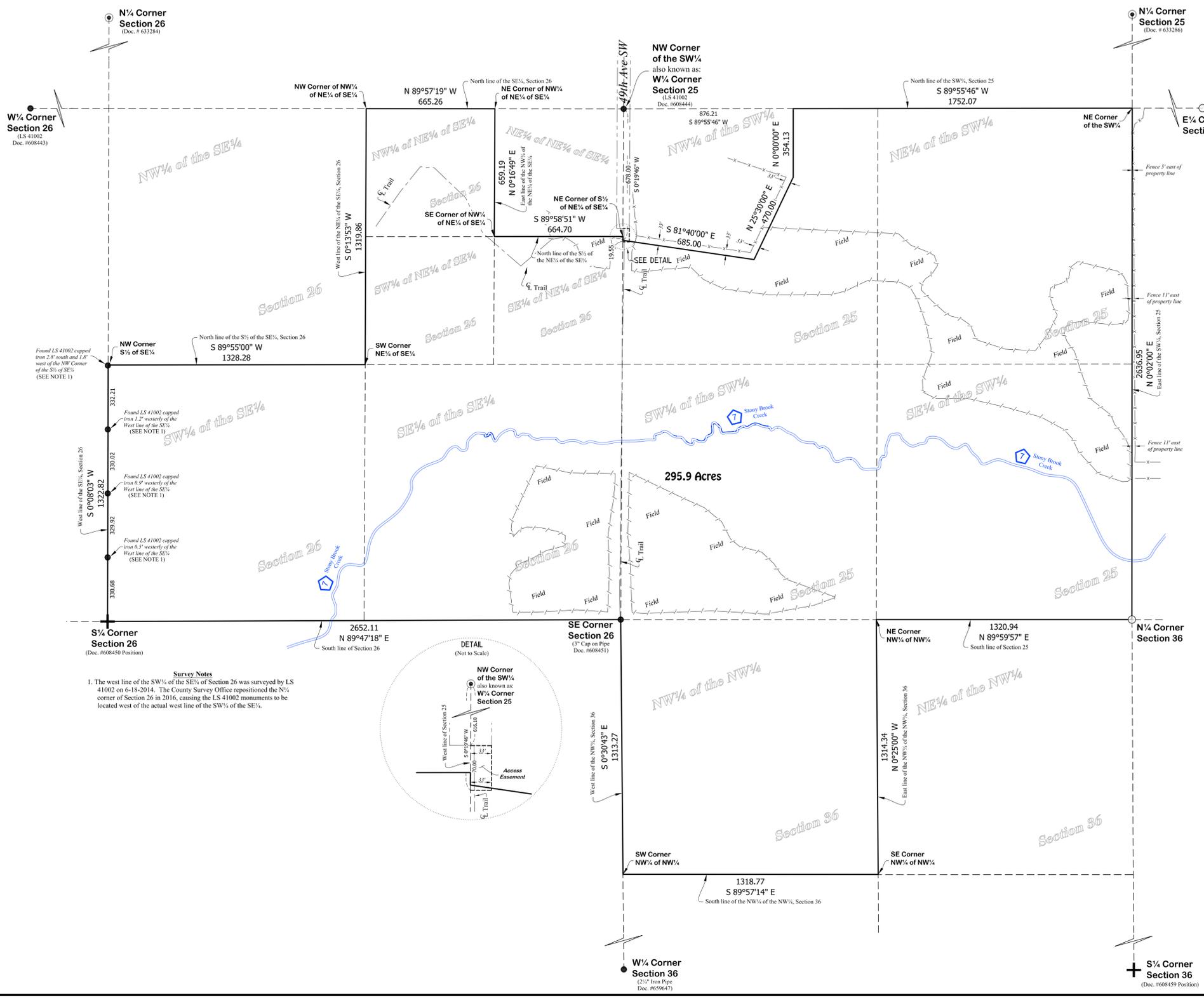
To Minnesota Land Trust, a Minnesota nonprofit corporation, David B. Massey, and Old Republic National Title Insurance Company.

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 fieldwork was completed on March 15, 2022.

Joshua M. Stern

Date December 5, 2022 License No. 46169

REVISION NOTICE: This is a revision of a former survey dated August 9, 2022, to correct the label of the NW 1/4 corner of Section 25 and to update the survey to the supplemental #3 title commitment.



N 1/4 Corner Section 26 (Doc. # 633284)

W 1/4 Corner Section 26 (LS 41002 Doc. #608443)

Found LS 41002 capped iron 2.8' south and 1.8' west of the NW corner of the S 1/2 of SE 1/4 (SEE NOTE 1)

Found LS 41002 capped iron 1.2' westerly of the West line of the SE 1/4 (SEE NOTE 1)

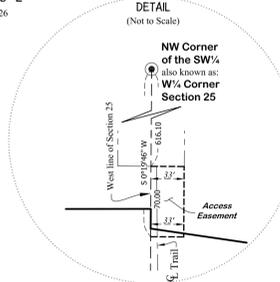
Found LS 41002 capped iron 0.9' westerly of the West line of the SE 1/4 (SEE NOTE 1)

Found LS 41002 capped iron 0.5' westerly of the West line of the SE 1/4 (SEE NOTE 1)

S 1/4 Corner Section 26 (Doc. #608450 Position)

Survey Notes

1. The west line of the SW 1/4 of the SE 1/4 of Section 26 was surveyed by LS 41002 on 6-18-2014. The County Survey Office repositioned the N 1/4 corner of Section 26 in 2016, causing the LS 41002 monuments to be located west of the actual west line of the SW 1/4 of the SE 1/4.



NW Corner of the SW 1/4 also known as: W 1/4 Corner Section 25 (LS 41002 Doc. #608444)

N 1/4 Corner Section 25 (Doc. # 633286)

E 1/2 Corner Section 25

SE Corner Section 26 (3" Cap on Pipe Doc. #608451)

NE Corner NW 1/4 of NW 1/4 1320.94 N 89°59'57" E South line of Section 25

N 1/4 Corner Section 36

W 1/4 Corner Section 36 (3" Cap on Pipe Doc. #659647)

S 1/4 Corner Section 36 (Doc. #608459 Position)