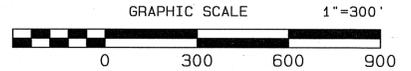
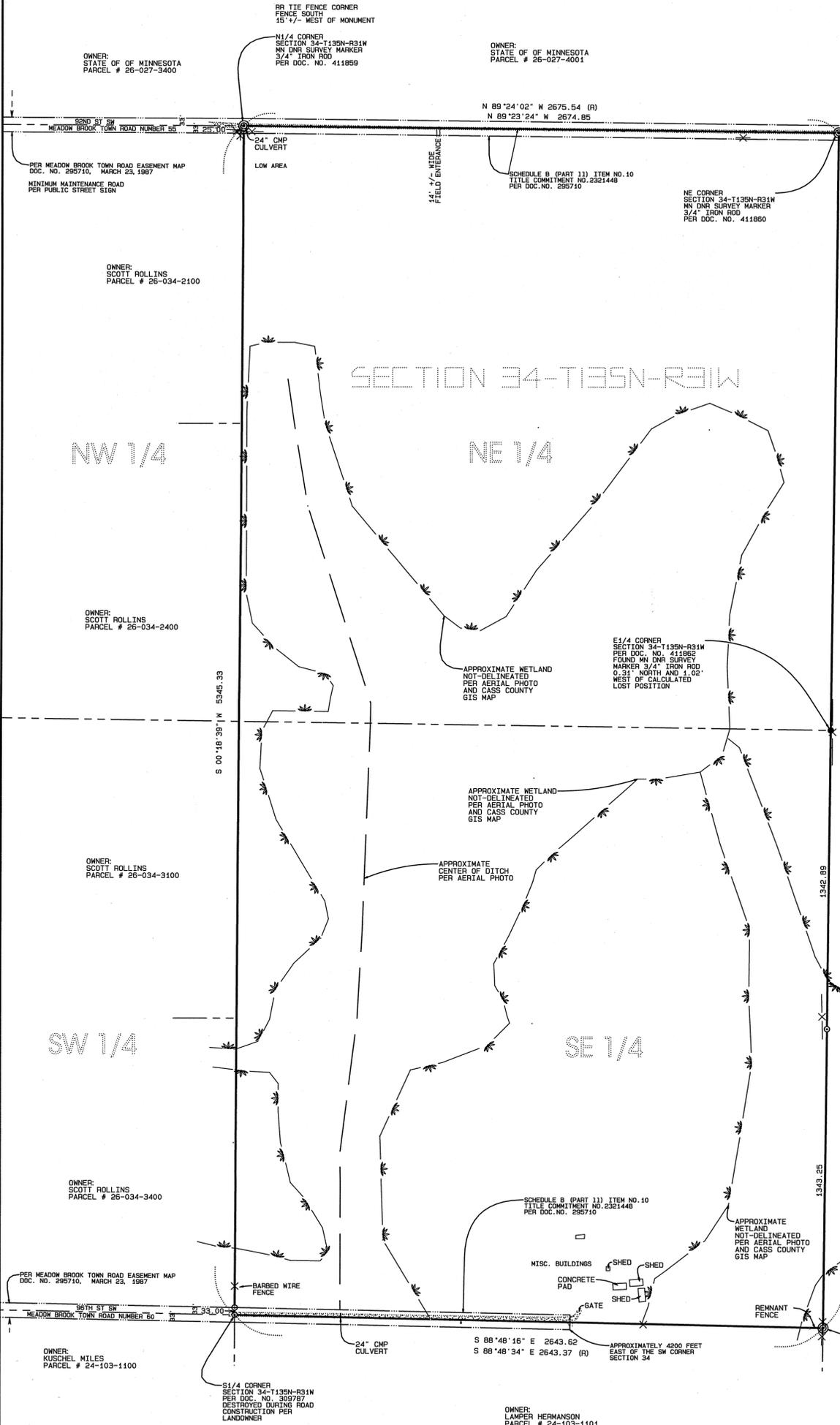


ALTA/NSPS LAND TITLE SURVEY



CASS COUNTY
PARCEL NUMBERS:
(PER GIS MAP)
26-034-1100
26-034-1200
26-034-1300
26-034-1400
26-034-1100
26-034-4200
26-034-4300
26-034-4400



- SURVEYOR'S NOTES:**
- The address of the property: 5400 96th ST SW, Motley, MN, 56466.
 - Total land area is 327.13 acres more or less.
 - No zoning report or letter has been provided.
 - There are no visible regular striped parking stalls and handicap parking stall on subject property.
 - No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting fieldwork.
 - No wetland delineation markers were observed in the process of conducting the field work. The Surveyor is not qualified to make a determination regarding the existence of wetlands, however there is apparent evidence of wetlands located on the subject property according to the U.S. Fish and Wildlife Service National Wetlands Inventory located at www.fws.gov/wetlands. ALL wetland shown on this survey is approximate.
 - Location of utilities existing on or serving the subject property have been determined by:
 - observed evidence collected pursuant to Section 5.E.iv.
 - The utilities shown hereon were located using the Gopher One-Call System and verified in the field where possible. Private utility locations, such as underground sprinklers, underground services lines, etc may not have been located. Engelmeyer Land Services cannot guarantee that all utility companies responded or the accuracy or the completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket number 233400280. Date: 12-06-2023. All underground utilities shown here on are APPROXIMATE.
 - South Story Bank and Trust per Title Commitment Number 2321448.
 - 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.
 - Right of way lines shown for reference and graphical purpose ONLY. Actual right of way width varies.
 - OCCUPATION OR USAGE LINES WERE ONLY LOCATED WHERE BOUNDARY CORNERS WERE SET OR FOUND.
 - Adjoining owners shown are based on information on Cass County GIS website.
 - Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon.

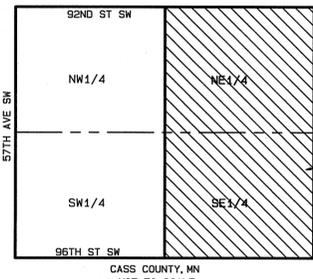
EXISTING PARCEL DESCRIPTION:
Per Schedule A (#5) of Title Commitment No. 2321448
File Reference: 2321448, with a commitment date of November 16th, 2023, prepared by First American Title, Issuing Agent: Title Mark, LLC.

All of the Northeast Quarter of Section 34, and all the Southeast Quarter of Section 34, all in Township 135 North, Range 31 West, Cass County, Minnesota.

SCHEDULE B, PART II, EXCEPTIONS

- Interest of the Township in which the property lies to a road right of way as per actual use under state and as set out in recorded town road map recorded March, 23, 1987 as Document Number 295710 and any amendments thereto.

VICINITY MAP



To: CowGirls A Grazin', LLC, a Minnesota limited liability company, Land Mark, LLC, First American Title, and South Story Bank & Trust:
This is to certify that this map or plat of 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, 2, 4, 9, 11, 13 and 16 of Table A thereof.

The fieldwork for this work was completed on 12-12-2023 and 12-20-2023.
Date of Plat of Map: 12-29-2023

Signed: Engelmeyer Land Services, LLC
By: David A. Engelmeyer
David A. Engelmeyer, P.L.S.
Minnesota License No. 54838

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.

SIGNATURE: David A. Engelmeyer
DAVID A. ENGELMEYER
DATE: 12-29-2023 MN. LICENSE NUMBER: 54838

- ⊙ DENOTES COUNTY PLSS MONUMENT
- ⊙ DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- √ DENOTES BROKEN SCALE
- ▲ DENOTES FOUND P.K. NAIL
- (R) DENOTES RECORD DATA
- (M) DENOTES MEASURED

DENOTES GRAVEL SURFACE

DENOTES EXISTING FENCE AS LABELED THIS SURVEY IS REFERENCE TO CASS COUNTY SOUTH ZONE COORDINATES. (NAD 83-1996 ADJUSTMENT)

CERTIFICATION APPLIES TO ONLY THOSE COPIES THAT BEAR MY EMBOSSED SEAL.

Engelmeyer Land Surveying

PREPARED FOR: COWGIRLS A GRAZIN', LLC

ALTA/NSPS LAND TITLE SURVEY

cc: BANN-CASS.PRO Job No: 136-23

Date: 12-29-2023 P-3-3538 FB: 183-28

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