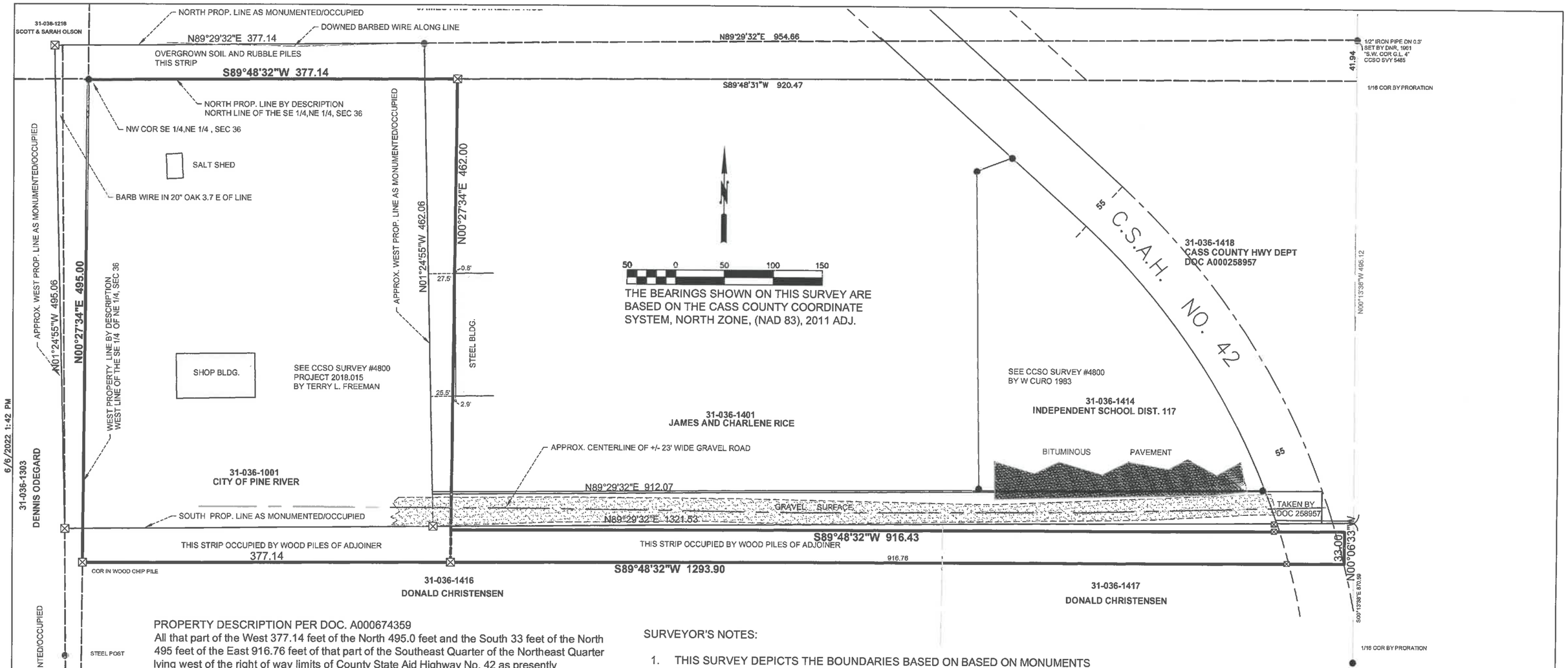

PROPERTY DESCRIPTION PER DOC. A000674359

All that part of the West 377.14 feet of the North 495.0 feet and the South 33 feet of the North 495 feet of the East 916.76 feet of that part of the Southeast Quarter of the Northeast Quarter lying west of the right of way limits of County State Aid Highway No. 42 as presently established, Section 36, Township 138 North, Range 30 West described as follows, to wit:

(Beginning at) A point on the NW corner of the SE 1/4 NE 1/4 , Section 36, Township 138 North, Range 30 West ; thence run southerly on the west boundary line of said tract a distance of 495.0 feet to an I.M.; thence deflect left , delta angle=89 degrees 40 minutes 30 seconds and run easterly on a line parallel to and 495.o feet south of the north boundaryline of said tract a distance of 1293.90 feet to an I.M. on thw westerly right of way line of County State Aid Highway No. 42as presently established; thence deflect left delta angle= 89 degrees 51 minutes 40 seconds and run northerly on said right-of-way line a distance of 33.0 feet to an I.M.; thence delect left delta angle+90 degrees 08 minutes 20 seconds and run westerly on a line parallel to and 462.0 feet south of the the north boundary line of said tracta distance of 917.02 feet to an I.M.; thence deflect right delta angle = 89degrees 40 minutes, 30 seconds and run northerly on a line parallel to and 377.14 feeteast of the west line of said tracta distance of 462.00 feet to an I.M. ; thence deflect left , delta angle = 89 degrees 40 minutes 30 seconds and run westerly on the north boundary line of said tract a distance of 377.14 feet to the point of beginningand there terminating, (4.98 acres) Cass County, Minnesota, together with al hereditaments and appurtanances belonging thereto.and sibject to the following esceptions: Covenants, conditions, reservations, restrictions and easements of record.,

SURVEYOR'S NOTES:

1. THIS SURVEY DEPICTS THE BOUNDARIES BASED ON BASED ON MONUMENTS FOUND AND APPARENT LINES OF OCCUPATION WHICH INVOLVES SOME INTERPRETATION. IT ALSO SHOWS THE LOCATION OF THE DESCRIBED BOUINDARIES BASED SIMPLY BY HOLDING THE CURRENT SECTION BREAKDOWN PER BLM METHODOLOGY.

2. IT IS CLEAR THAT AMBIGUOITY EXISTS AND NEEDS TO BE REMEDIED BY SOME FORM OF LEGAL CURATIVE ACTION.AN ATTORNEY THAT IS WELL VERSED IN BOUNDARY AND LAND TITLE LAW SHOULD BE CONSULTED WITH TO DETERMINE THE APPROPRIATE CURATIVE ACTION(S) TO ESTABLISH CLEAR TITLE AND DETERMINE COMMON BOUNDARIES WITH ALL ADJOINERS

3. THE DEED DESCRIPTION HAS SEVERAL DOUBLE CALLS AND UNEXPLAINED ABBREVIATIONS. ONCE LINES ARE AGREED UPON, A NEW DESCRIPTION SHOULD BE WRITTEN AND RECORDE D TO CLARIFY ALL LINES ESTABLISHED BY CURATIVE ACTION.

4. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE EASEMENTS, INTERESTS OR THE HISTORICAL LOCATION OF CALLED FOR MONUMENTS (CSAH 42) AT THE TIME THE DEED DESCRIPTION WAS FIRST RECORDED FOR TITLE TRANSFER.

LEGEND

● FOUND IRON MONUMENT

⊠ SET STAKE W/NAIL

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED LAND SIRVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel J. McAninch 6 June 2022

DANIEL J. McANINCH DATE

CERTIFICATE OF SURVEY	CASS COUNTY LAND DEPARTMENT EXHIBIT	SURVEY PROJECT 2021-046 (PINE RIVER SHOP)	1/1