

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER,
AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 20, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTIONS:

Tract 1

Those parts of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 67 degrees 38 minutes 42 seconds West, assigned bearing, along the north line thereof, 1109.28 feet to northwest corner of said Northwest Quarter of the Northeast Quarter, also being the Point of Beginning of the tract to be herein described; thence reversing North 67 degrees 38 minutes 42 seconds East, along said north line 142.36 feet to the east line of the West 135.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 03 degrees 50 minutes 44 seconds East, along said east line, 794.08 feet; thence South 71 degrees 10 minutes 43 seconds West 868.25 feet to the centerline of Sautbine Rd NW; thence North 27 degrees 14 minutes 46 seconds East, along said centerline, 48.68 feet; thence north 260.25 feet along said centerline being a tangential curve, concave to the west, having a radius of 310.49 feet, and a central angle of 48 degrees 01 minutes 30 seconds; thence North 21 degrees 17 minutes 44 seconds West, along said centerline being tangent to last described curve, 73.52 feet; thence North 25 degrees 49 minutes 08 seconds West, along said centerline, 366.41 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence North 67 degrees 39 minutes 32 seconds East, along said north line, 852.94 feet to the point of beginning.

Tract 2

Those parts of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: COMMENCING at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 67 degrees 38 minutes 42 seconds West, assigned bearing, along the north line thereof, 966.92 feet to the east line of the West 135.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 03 degrees 50 minutes 44 seconds East, along said east line, 794.08 feet to the Point of Beginning of the tract to be herein described; thence South 71 degrees 10 minutes 43 seconds West 868.25 feet to the centerline of Sautbine Rd NW; thence South 27 degrees 14 minutes 46 seconds West, along said centerline, 31.58 feet; thence southerly 497.05 feet along said centerline being a tangential curve, concave to the east, having a radius of 512.86 feet, and a central angle of 55 degrees 31 minutes 47 seconds; thence South 28 degrees 17 minutes 01 seconds East, along said centerline tangent to last described curve, 160.87 feet; thence southeasterly 88.92 feet along said centerline being a tangential curve, concave to the northeast, having a radius of 374.05 feet and a central angle of 13 degrees 37 minutes 16 seconds to the south line of said Northeast Quarter of the Northwest Quarter; thence North 74 degrees 37 minutes 15 seconds East, along said south line, not tangent to last described curve, 648.31 feet to the southeast corner of said Northeast Quarter of the Northwest Quarter; thence North 75 degrees 07 minutes 22 seconds East, along the south line of said Northwest Quarter of the Northeast Quarter, 137.54 feet to said east line; thence North 03 degrees 50 minutes 44 seconds West, along said east line, 794.78 feet to the point of beginning.

Tract 3

That part of the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota described as follows: BEGINNING at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 67 degrees 38 minutes 42 seconds West, assigned bearing, along the north line thereof, 966.92 feet to the east line of the West 135.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 03 degrees 50 minutes 44 seconds East, along said east line, 1588.86 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence North 75 degrees 07 minutes 22 seconds East, along said south line, 1083.73 feet to the southeast corner of said Northwest Quarter of the Northeast Quarter; thence North 08 degrees 48 minutes 53 seconds West, along the east line of said Northwest Quarter of the Northeast Quarter, 1694.81 feet to the point of beginning.

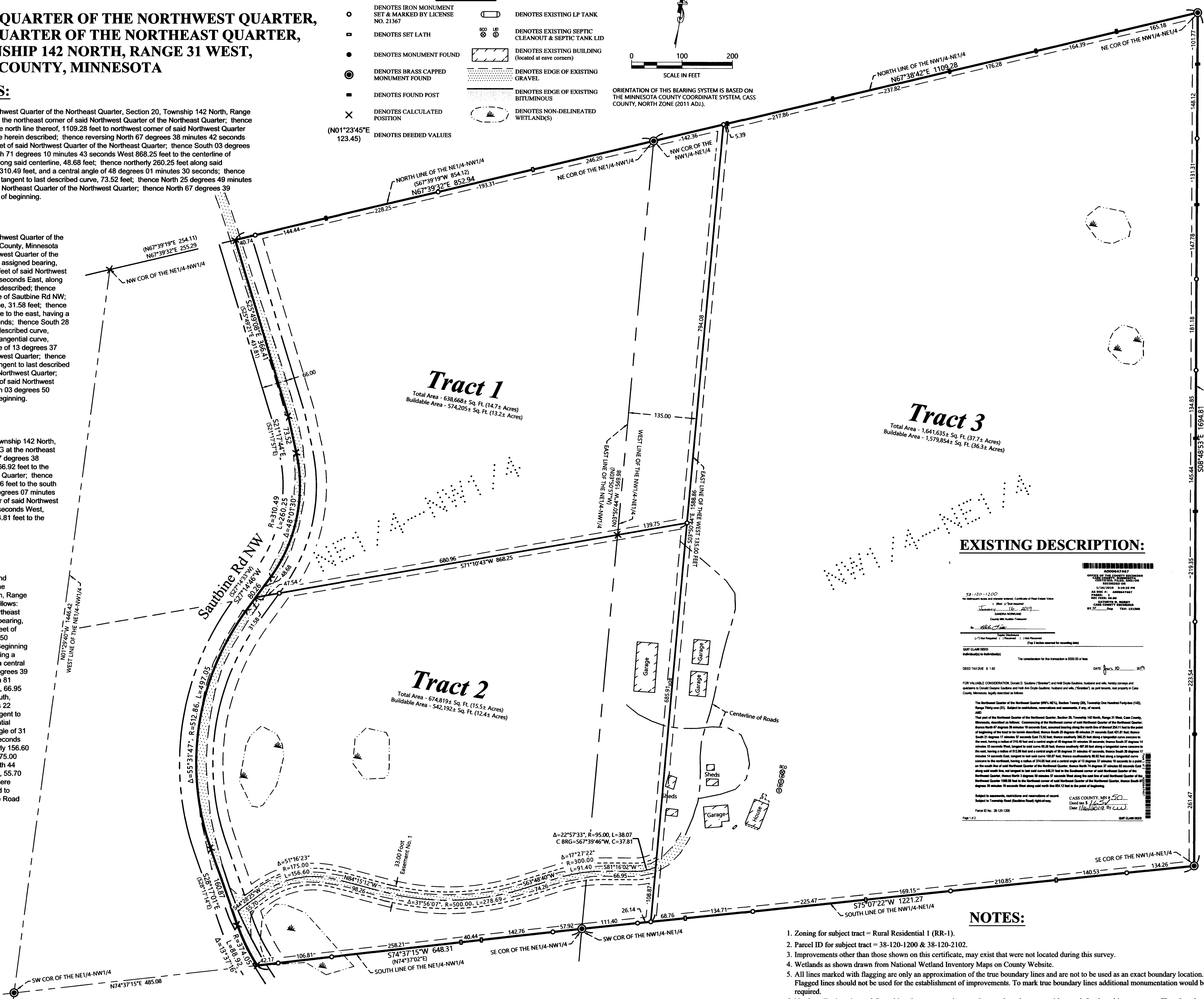
33.00 Foot Easement No. 1

A 33.00 foot wide easement for ingress and egress purposes over, under, and across, those parts of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, the centerline of which is described as follows: COMMENCING at the northeast corner of said Northwest Quarter of the Northeast Quarter; thence South 67 degrees 38 minutes 42 seconds West, assigned bearing, along the north line thereof, 966.92 feet to the east line of the West 135.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 03 degrees 50 minutes 44 seconds East, along said east line, 1479.99 feet to the Point of Beginning of the centerline to be herein described; thence southwesterly 38.07 feet being a non-tangential curve, concave to the northwest, having a radius 95.00 feet, a central angle of 22 degrees 57 minutes 33 seconds, a chord bearing of South 67 degrees 39 minutes 46 seconds West, and a chord distance of 37.81 feet; thence South 81 degrees 16 minutes 02 seconds West, being tangent to last described curve, 66.95 feet; thence westerly 91.40 feet being a tangential curve, concave to the south, having a radius of 300.00 feet, and a central angle of 17 degrees 27 minutes 22 seconds; thence South 63 degrees 48 minutes 40 seconds West, being tangent to last described curve, 74.26 feet; thence westerly 278.69 feet being a tangential curve, concave to the north, having a radius of 500.00 feet, and a central angle of 31 degrees 56 minutes 07 seconds; thence North 84 degrees 15 minutes 12 seconds West, being tangent to last described curve, 98.26 feet; thence southwesterly 156.60 feet being a tangential curve, concave to the southeast, having a radius of 175.00 feet, and a central angle of 51 degrees 16 minutes 23 seconds; thence South 44 degrees 28 minutes 25 seconds West, being tangent to last described curve, 55.70 feet, to the centerline of Sautbine Road NW and said described centerline there terminating. The sidelines of said easement shall be prolonged or shortened to terminate on said east line and the easterly right of way line of said Sautbine Road NW.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES SET LATH
- DENOTES MONUMENT FOUND
- ⊙ DENOTES BRASS CAPPED MONUMENT FOUND
- DENOTES FOUND POST
- ✕ DENOTES CALCULATED POSITION
- DENOTES DEEDED VALUES
- DENOTES EXISTING LP TANK
- ⊙ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ▭ DENOTES EXISTING BUILDING (located at cave corners)
- ▭ DENOTES EDGE OF EXISTING GRAVEL
- ▭ DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES NON-DELINEATED WETLAND(S)

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



EXISTING DESCRIPTION:

38-120-1200
The Northeast Quarter and Northwest Quarter of the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, as described in the plat of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, recorded in the County Records of Cass County, Minnesota, Book 15, Page 15.

FOR WILDLIFE CONSERVATION, Donald C. Sautbine ("Sautbine") and Holly Sautbine ("Sautbine"), husband and wife, hereby convey and guarantee to Holly Sautbine and Donald C. Sautbine, husband and wife, ("Sautbines") and their heirs, assigns, and assigns of Cass County, Minnesota, highly described as follows:

The Northeast Quarter of the Northwest Quarter (NW1/4-NE1/4), Section Twenty (20), Township One Hundred Forty-two (142), Range Thirty-one (31), Subdivided into sections, reservations and easements, of said Cass County, Minnesota, as described in the plat of the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of the Northeast Quarter, Section 20, Township 142 North, Range 31 West, Cass County, Minnesota, recorded in the County Records of Cass County, Minnesota, Book 15, Page 15, as follows:

South 67 degrees 38 minutes 42 seconds West, assigned bearing, along the north line thereof, 1109.28 feet to the point of beginning of the tract to be herein described; thence reversing North 67 degrees 38 minutes 42 seconds East, along said north line 142.36 feet to the east line of the West 135.00 feet of said Northwest Quarter of the Northeast Quarter; thence South 03 degrees 50 minutes 44 seconds East, along said east line, 794.08 feet to the centerline of Sautbine Rd NW; thence North 27 degrees 14 minutes 46 seconds East, along said centerline, 48.68 feet; thence north 260.25 feet along said centerline being a tangential curve, concave to the west, having a radius of 310.49 feet, and a central angle of 48 degrees 01 minutes 30 seconds; thence North 21 degrees 17 minutes 44 seconds West, along said centerline being tangent to last described curve, 73.52 feet; thence North 25 degrees 49 minutes 08 seconds West, along said centerline, 366.41 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence North 67 degrees 39 minutes 32 seconds East, along said north line, 852.94 feet to the point of beginning.

Subject to easements, restrictions and reservations of record. Cass County Map 150
Deed No. 1624
Date 11/16/2012 by [Signatures]

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NOTES:

1. Zoning for subject tract = Rural Residential 1 (RR-1).
2. Parcel ID for subject tract = 38-120-1200 & 38-120-2102.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown drawn from National Wetland Inventory Maps on County Website.
5. 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.
6. 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

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]
TERRY L. FREEMAN
LIC. NO. 21367

NORTHERN ENGINEERING AND CONSULTING, INC.
P.O. Box 292, Walker, MN, 56484
Phone: 218-547-1296
Web: www.necusa.com

CERTIFICATE OF SURVEY
Holly Sautbine
P.O. Box 462
Walker, MN 56484

JOB NO. 23-128
DATE: 7-19-2023
SHEET NO. 1 OF 1