

CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER,
SECTION 18, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA

PROPOSED DESCRIPTION:

EAST TRACT

That part of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, assigned bearing, along the south line thereof, a distance of 108.01 feet; thence North 00 degrees 48 minutes 59 seconds East 316.00 feet; thence South 89 degrees 11 minutes 01 seconds East 325.00 feet to the Point of Beginning of the tract to be herein described; thence continue South 89 degrees 11 minutes 01 seconds East 364.24 feet; thence South 00 degrees 48 minutes 59 seconds West 316.00 feet to said south line; thence South 89 degrees 11 minutes 01 seconds East, along said south line, 525.30 feet to the southeast corner of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 25 minutes 21 seconds West, along the east line thereof 566.08 feet; thence North 89 degrees 11 minutes 01 seconds West 882.63 feet to the intersection with a line bearing North 00 degrees 24 minutes 18 seconds West from the point of beginning; thence South 00 degrees 24 minutes 18 seconds East 250.00 feet to the point of beginning.

REMAINDER TRACT

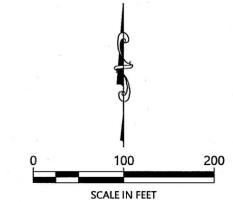
That part of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, assigned bearing, along the south line thereof, a distance of 108.01 feet; thence North 00 degrees 48 minutes 59 seconds East 316.00 feet; thence South 89 degrees 11 minutes 01 seconds East 325.00 feet; thence North 00 degrees 24 minutes 18 seconds West 250.00 feet; thence South 89 degrees 11 minutes 01 seconds East 882.63 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 25 minutes 21 seconds West, along said east line, 764.40 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 15 minutes 00 seconds West, along the north line thereof 1322.11 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 24 minutes 18 seconds East, along the west line thereof 1328.93 feet to the point of beginning.

UTILITY EASEMENT NO. 1

An easement for utilities over, under and across that part of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, assigned bearing, along the south line thereof, a distance of 108.01 feet; thence North 00 degrees 48 minutes 59 seconds East 316.00 feet; thence South 89 degrees 11 minutes 01 seconds East 325.00 feet; thence North 00 degrees 24 minutes 18 seconds West 125.00 feet to the Point of Beginning of the easement to be herein described; thence continue North 00 degrees 24 minutes 18 seconds West 125.00 feet; thence South 89 degrees 11 minutes 01 seconds East 170.00 feet; thence South 54 degrees 03 minutes 40 seconds West 208.84 feet to the point of beginning.

UTILITY EASEMENT NO. 2

An easement for utilities over, under and across that part of the Southwest Quarter of the Northeast Quarter, Section 18, Township 140 North, Range 30 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence South 89 degrees 11 minutes 01 seconds East, assigned bearing, along the south line thereof, a distance of 108.01 feet; thence North 00 degrees 48 minutes 59 seconds East 226.00 feet to the Point of Beginning of the easement to be herein described; thence continue North 00 degrees 48 minutes 59 seconds East 80.00 feet; thence South 89 degrees 11 minutes 01 seconds East 80.00 feet; thence South 45 degrees 50 minutes 07 seconds West 113.14 feet to the point of beginning.



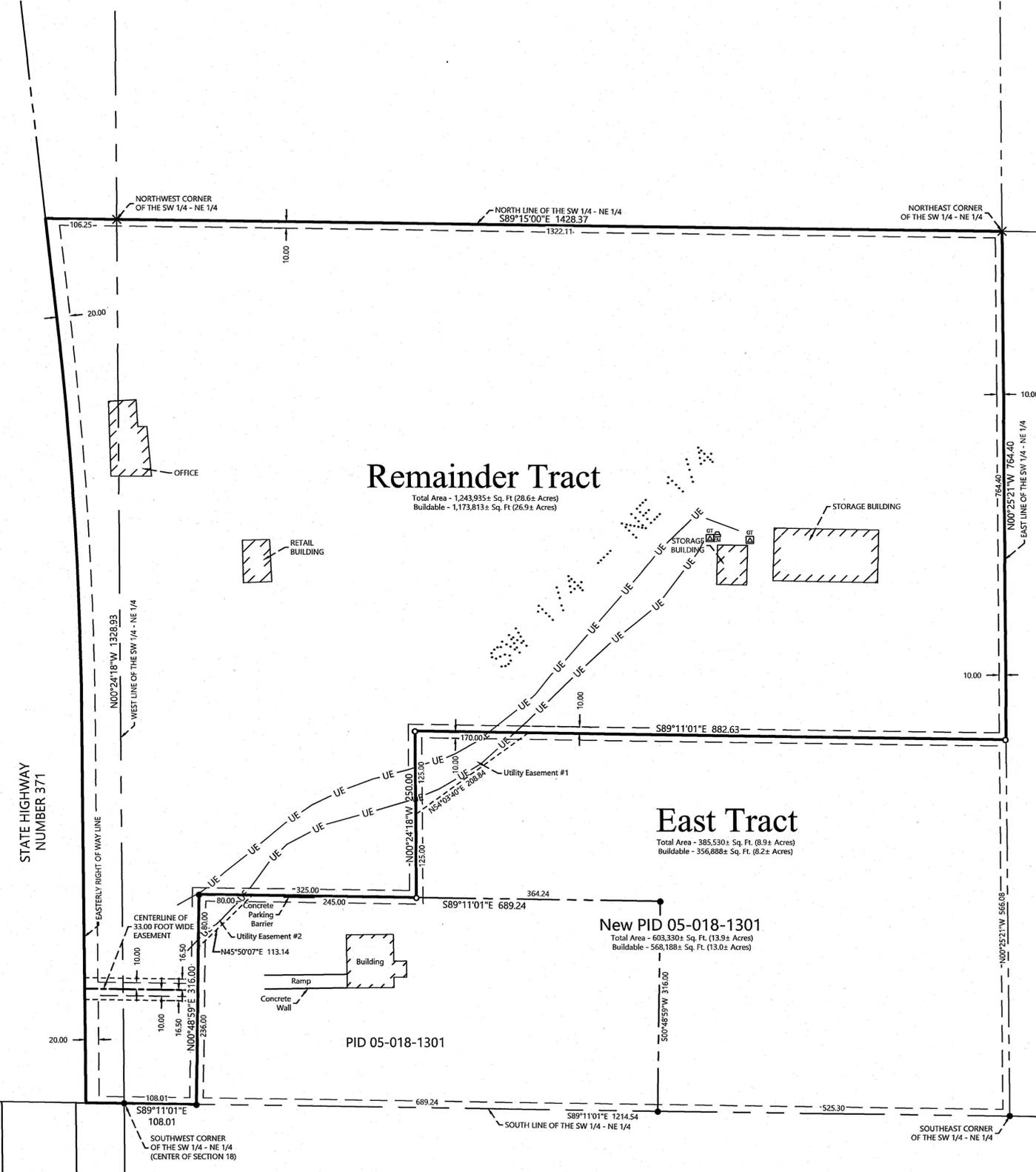
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.).

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- ▨ DENOTES EXISTING BUILDING
- UE — DENOTES EXISTING BURIED ELECTRIC CABLE
- ⊠ DENOTES EXISTING GROUND TRANSFORMER
- ⊞ DENOTES EXISTING ELECTRIC METER

NOTES:

1. Zoning for subject tract = Commercial (C-1).
2. Parcel ID for subject tract = 05-018-1300 & 05-018-1301.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey. The NWI maps do not show any wetlands on parcel.
4. 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.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.



REV. NO.	DATE	DESCRIPTION
1.	2-11-2025	PID: 05-018-1301 & East Tract
2.	3-18-2025	UTILITIES

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. BERGMAN
 LIC. NO. 21367



CERTIFICATE OF SURVEY
 Brad Baird
 P.O. Box 6
 Hackensack, MN 56452