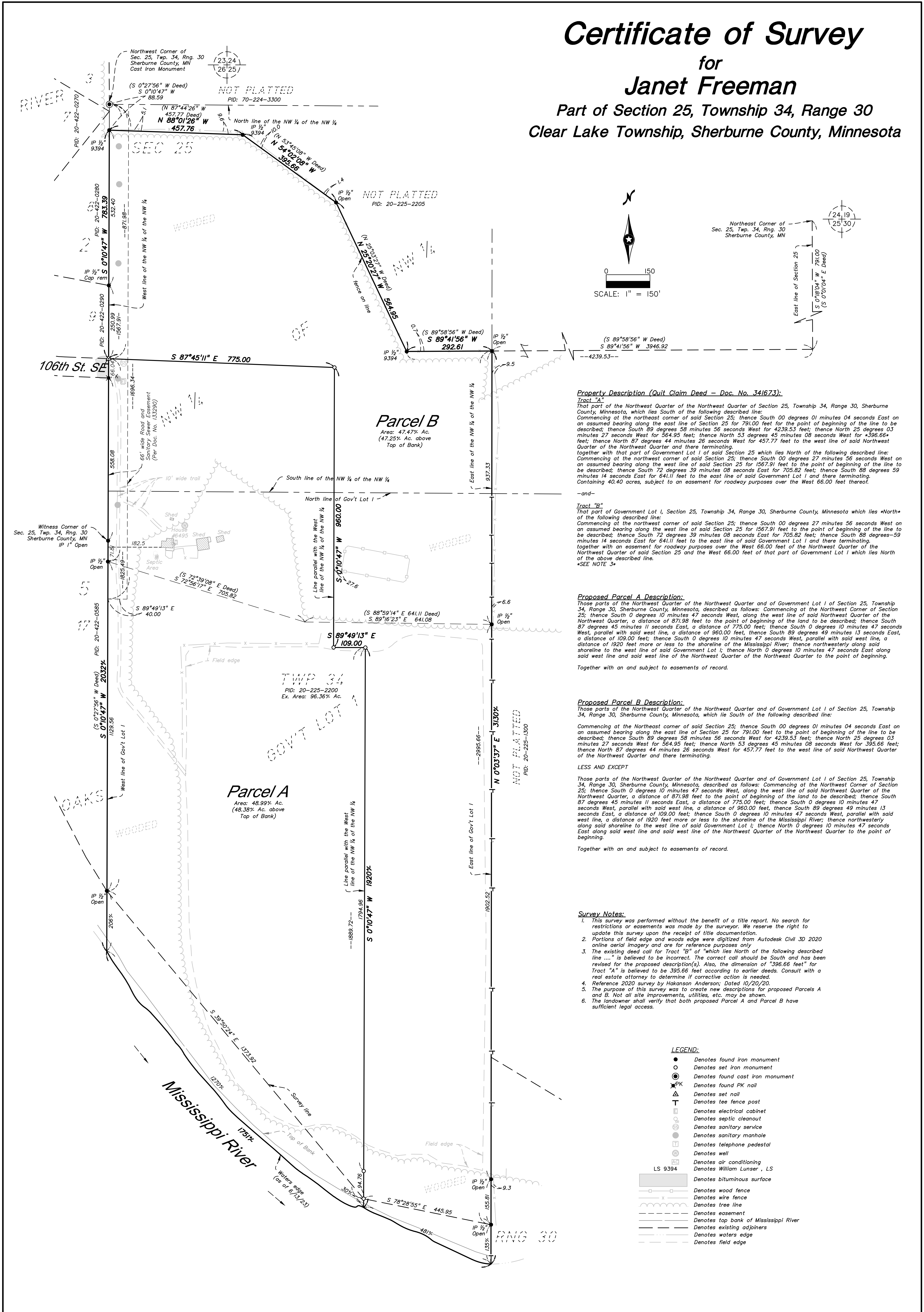


Certificate of Survey

for Janet Freeman

Part of Section 25, Township 34, Range 30 Clear Lake Township, Sherburne County, Minnesota



Property Description (Quit Claim Deed - Doc. No. 341673):
Tract "A"
 That part of the Northwest Quarter of the Northwest Quarter of Section 25, Township 34, Range 30, Sherburne County, Minnesota, which lies South of the following described line:
 Commencing at the northeast corner of said Section 25; thence South 00 degrees 01 minutes 04 seconds East on an assumed bearing along the east line of Section 25 for 791.00 feet to the point of beginning of the line to be described; thence South 89 degrees 58 minutes 56 seconds West for 4239.53 feet; thence North 25 degrees 03 minutes 27 seconds West for 564.95 feet; thence North 53 degrees 45 minutes 08 seconds West for 4396.69 feet; thence North 87 degrees 44 minutes 26 seconds West for 457.77 feet to the west line of said Northwest Quarter of the Northwest Quarter and there terminating.
 together with that part of Government Lot 1 of said Section 25 which lies North of the following described line:
 Commencing at the northwest corner of said Section 25; thence South 00 degrees 27 minutes 56 seconds West on an assumed bearing along the west line of said Section 25 for 1567.91 feet to the point of beginning of the line to be described; thence South 72 degrees 39 minutes 08 seconds East for 705.82 feet; thence South 88 degrees 59 minutes 14 seconds East for 641.11 feet to the east line of said Government Lot 1 and there terminating, together with an easement for roadway purposes over the West 66.00 feet of the Northwest Quarter of the Northwest Quarter of said Section 25 and the West 66.00 feet of that part of Government Lot 1 which lies North of the above described line.
 SEE NOTE 3

Tract "B"
 That part of Government Lot 1, Section 25, Township 34, Range 30, Sherburne County, Minnesota which lies North of the following described line:
 Commencing at the northwest corner of said Section 25; thence South 00 degrees 27 minutes 56 seconds West on an assumed bearing along the west line of said Section 25 for 1567.91 feet to the point of beginning of the line to be described; thence South 72 degrees 39 minutes 08 seconds East for 705.82 feet; thence South 88 degrees 59 minutes 14 seconds East for 641.11 feet to the east line of said Government Lot 1 and there terminating, together with an easement for roadway purposes over the West 66.00 feet of the Northwest Quarter of the Northwest Quarter of said Section 25 and the West 66.00 feet of that part of Government Lot 1 which lies North of the above described line.
 SEE NOTE 3

Proposed Parcel A Description:
 Those parts of the Northwest Quarter of the Northwest Quarter and of Government Lot 1 of Section 25, Township 34, Range 30, Sherburne County, Minnesota, described as follows: Commencing at the Northwest Corner of Section 25; thence South 0 degrees 10 minutes 47 seconds West, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 871.98 feet to the point of beginning of the land to be described; thence South 87 degrees 45 minutes 11 seconds East, a distance of 775.00 feet; thence South 0 degrees 10 minutes 47 seconds West, parallel with said west line, a distance of 960.00 feet; thence South 89 degrees 49 minutes 13 seconds East, a distance of 109.00 feet; thence South 0 degrees 10 minutes 47 seconds West, parallel with said west line, a distance of 1920 feet more or less to the shoreline of the Mississippi River; thence northwesterly along said shoreline to the west line of said Government Lot 1; thence North 0 degrees 10 minutes 47 seconds East along said west line and said west line of the Northwest Quarter of the Northwest Quarter to the point of beginning.
 Together with an and subject to easements of record.

Proposed Parcel B Description:
 Those parts of the Northwest Quarter of the Northwest Quarter and of Government Lot 1 of Section 25, Township 34, Range 30, Sherburne County, Minnesota, which lie South of the following described line:
 Commencing at the Northeast corner of said Section 25; thence South 00 degrees 01 minutes 04 seconds East on an assumed bearing along the east line of Section 25 for 791.00 feet to the point of beginning of the line to be described; thence South 89 degrees 58 minutes 56 seconds West for 4239.53 feet; thence North 25 degrees 03 minutes 27 seconds West for 564.95 feet; thence North 53 degrees 45 minutes 08 seconds West for 4396.69 feet; thence North 87 degrees 44 minutes 26 seconds West for 457.77 feet to the west line of said Northwest Quarter of the Northwest Quarter and there terminating.
 LESS AND EXCEPT
 Those parts of the Northwest Quarter of the Northwest Quarter and of Government Lot 1 of Section 25, Township 34, Range 30, Sherburne County, Minnesota, described as follows: Commencing at the Northwest Corner of Section 25; thence South 0 degrees 10 minutes 47 seconds West, along the west line of said Northwest Quarter of the Northwest Quarter, a distance of 871.98 feet to the point of beginning of the land to be described; thence South 87 degrees 45 minutes 11 seconds East, a distance of 775.00 feet; thence South 0 degrees 10 minutes 47 seconds West, parallel with said west line, a distance of 960.00 feet; thence South 89 degrees 49 minutes 13 seconds East, a distance of 109.00 feet; thence South 0 degrees 10 minutes 47 seconds West, parallel with said west line, a distance of 1920 feet more or less to the shoreline of the Mississippi River; thence northwesterly along said shoreline to the west line of said Government Lot 1; thence North 0 degrees 10 minutes 47 seconds East along said west line and said west line of the Northwest Quarter of the Northwest Quarter to the point of beginning.
 Together with an and subject to easements of record.

- Survey Notes:**
- This survey was performed without the benefit of a title report. No search for restrictions or easements was made by the surveyor. We reserve the right to update this survey upon the receipt of title documentation.
 - Portions of field edge and woods edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only.
 - The existing deed call for Tract "B" of "which lies North of the following described line ..." is believed to be incorrect. The correct call should be South and has been revised for the proposed description(s). Also, the dimension of "336.66 feet" for Tract "A" is believed to be 395.66 feet according to earlier deeds. Consult with a real estate attorney to determine if corrective action is needed.
 - Reference 2020 survey by Hakanson Anderson; Dated 10/20/20.
 - The purpose of this survey was to create new descriptions for proposed Parcels A and B. Not all site improvements, utilities, etc. may be shown.
 - The landowner shall verify that both proposed Parcel A and Parcel B have sufficient legal access.

LEGEND:

- Denotes found iron monument
- Denotes set iron monument
- ⊙ Denotes found cast iron monument
- ⊗ Denotes found PK nail
- ▲ Denotes set nail
- T Denotes tee fence post
- ⊞ Denotes electrical cabinet
- ⊞ Denotes septic cleanout
- ⊞ Denotes sanitary service
- ⊞ Denotes sanitary manhole
- ⊞ Denotes telephone pedestal
- ⊞ Denotes well
- ⊞ Denotes air conditioning
- LS 9394 Denotes William Lunsar, LS
- ▭ Denotes bituminous surface
- ▭ Denotes wood fence
- ▭ Denotes wire fence
- ▭ Denotes tree line
- ▭ Denotes easement
- ▭ Denotes top bank of Mississippi River
- ▭ Denotes existing adjoiners
- ▭ Denotes waters edge
- ▭ Denotes field edge

SHEET NO.
1

Certificate of Survey
Janet Freeman
Sec. 25, Twp. 34, Rng 30
Sherburne County, MN

BOGART, PEDERSON & ASSOCIATES, INC.

LAND SURVEYING
CIVIL ENGINEERING
MAPPING

13076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

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.

Signed: *Craig A. Wensmann*
Craig A. Wensmann
Date: 8/24/23 Lic. No. 47466

DATE: 8/23/23
DESIGN BY:
DRAWN BY: CK/DJ
CHECKED BY: CAW/DJJ
DWG FILE: 23-0179.01 COO
FILE NO.: 23-0179.01

REV NO.	DATE	DESCRIPTION