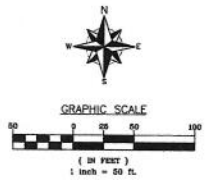
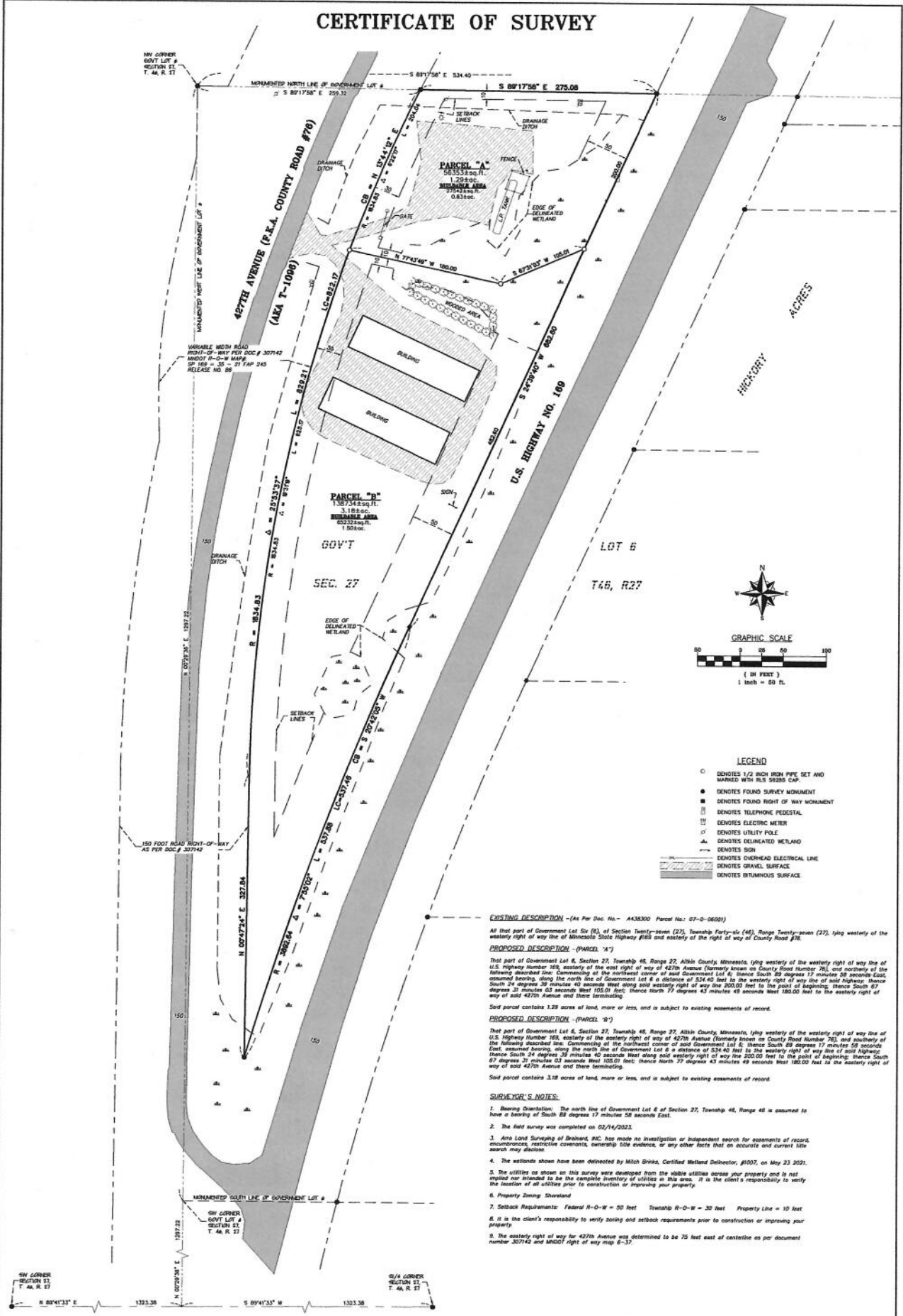


# CERTIFICATE OF SURVEY



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE, SET AND MARKED WITH RLS 59285 CAP.
  - DENOTES FOUND SURVEY MONUMENT
  - DENOTES FOUND RIGHT OF WAY MONUMENT
  - ⊠ DENOTES TELEPHONE PEDESTAL
  - ⊞ DENOTES TELEPHONE MAST
  - ⊕ DENOTES ELECTRIC MAST
  - ⊙ DENOTES UTILITY POLE
  - ▲ DENOTES DELINEATED WETLAND
  - DENOTES SIGN
  - DENOTES OVERHEAD ELECTRICAL LINE
  - ▨ DENOTES GRAVEL SURFACE
  - ▩ DENOTES BITUMINOUS SURFACE

**EXISTING DESCRIPTION** - (As Per Doc. No. - A43M300 Parcel No. 07-D-0600)  
 All that part of Government Lot Six (6), of Section Twenty-seven (27), Township Forty-six (46), Range Twenty-seven (27), lying westerly of the westerly right of way line of Minnesota State Highway #169 and easterly of the right of way of County Road #78.

**PROPOSED DESCRIPTION** - (PARCEL "A")  
 That part of Government Lot 6, Section 27, Township 46, Range 27, Aitkin County, Minnesota, lying westerly of the westerly right of way line of U.S. Highway Number 169, easterly of the east right of way of 427th Avenue, Minnesota, lying westerly of the westerly right of way line of following described line: Commencing at the northeast corner of said Government Lot 6; thence South 89 degrees 17 minutes 58 seconds East, measured bearing, along the north line of Government Lot 6 a distance of 534.40 feet to the westerly right of way line of said Highway; thence South 24 degrees 38 minutes 40 seconds West along said westerly right of way line 203.00 feet to the point of beginning; thence South 67 degrees 21 minutes 03 seconds West 105.00 feet; thence North 77 degrees 43 minutes 49 seconds West 180.00 feet to the westerly right of way of said 427th Avenue and there terminating.

Said parcel contains 1.29 acres of land, more or less, and is subject to existing assessments of record.

**PROPOSED DESCRIPTION** - (PARCEL "B")  
 That part of Government Lot 6, Section 27, Township 46, Range 27, Aitkin County, Minnesota, lying westerly of the westerly right of way line of U.S. Highway Number 169, easterly of the westerly right of way of 427th Avenue, Minnesota, lying westerly of the westerly right of way line of following described line: Commencing at the northeast corner of said Government Lot 6; thence South 89 degrees 17 minutes 58 seconds East, measured bearing, along the north line of Government Lot 6 a distance of 534.40 feet to the westerly right of way line of said Highway; thence South 24 degrees 38 minutes 40 seconds West along said westerly right of way line 203.00 feet to the point of beginning; thence South 67 degrees 21 minutes 03 seconds West 105.00 feet; thence North 77 degrees 43 minutes 49 seconds West 180.00 feet to the westerly right of way of said 427th Avenue and there terminating.

Said parcel contains 3.18 acres of land, more or less, and is subject to existing assessments of record.

- SURVEYOR'S NOTES:**
- Bearing Orientation: The north line of Government Lot 6 of Section 27, Township 46, Range 46 is assumed to have a bearing of South 89 degrees 17 minutes 58 seconds East.
  - The field survey was completed on 02/14/2023.
  - Area Land Surveying of Brainerd, INC. has made no investigation or independent search for encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.
  - The wetlands shown have been delineated by Mitch Brink, Certified Wetland Delineator, #1007, on May 23 2021.
  - The utilities shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
  - Property Zoning: Shoreland
  - Setback Requirements: Federal R-O-W = 50 feet Township R-O-W = 30 feet Property Line = 10 feet
  - It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
  - The easterly right of way for 427th Avenue was determined to be 75 feet east of centerline as per document number 307162 and MINDOT right of way map 6-37.

DRAWN BY: JSS. CHECKED BY: JSS.  
 APPROVED BY: JSS. JOB NUMBER: 22-0139

NO.	DATE	BY	REVISION DESCRIPTION

**CLIENT:** Beaudry Oil  
 Property Address:  
 29350 427th Ave.  
 Aitkin, MN 56431

**MINOR SUBDIVISION SURVEY**  
 Part of Gov't Lot 6,  
 Sec. 27, T. 46, R. 27,  
 Aitkin County, MN



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.

Dated this 15th day of February 2023

By: *[Signature]*  
 Fred A. Spald, Minnesota License No. 59285

**PROPOSED DESCRIPTION – (PARCEL “A”)**

That part of Government Lot 6, Section 27, Township 46, Range 27, Aitkin County, Minnesota, lying westerly of the westerly right of way line of U.S. Highway Number 169, easterly of the east right of way of 427th Avenue (formerly known as County Road Number 76), and northerly of the following described line: Commencing at the northwest corner of said Government Lot 6; thence South 89 degrees 17 minutes 58 seconds East, assumed bearing, along the north line of Government Lot 6 a distance of 534.40 feet to the westerly right of way line of said highway; thence South 24 degrees 39 minutes 40 seconds West along said westerly right of way line 200.00 feet to the point of beginning; thence South 67 degrees 31 minutes 03 seconds West 105.01 feet; thence North 77 degrees 43 minutes 49 seconds West 180.00 feet to the easterly right of way of said 427th Avenue and there terminating.

Said parcel contains 1.29 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION – (PARCEL “B”)**

That part of Government Lot 6, Section 27, Township 46, Range 27, Aitkin County, Minnesota, lying westerly of the westerly right of way line of U.S. Highway Number 169, easterly of the easterly right of way of 427th Avenue (formerly known as County Road Number 76), and southerly of the following described line: Commencing at the northwest corner of said Government Lot 6; thence South 89 degrees 17 minutes 58 seconds East, assumed bearing, along the north line of Government Lot 6 a distance of 534.40 feet to the westerly right of way line of said highway; thence South 24 degrees 39 minutes 40 seconds West along said westerly right of way line 200.00 feet to the point of beginning; thence South 67 degrees 31 minutes 03 seconds West 105.01 feet; thence North 77 degrees 43 minutes 49 seconds West 180.00 feet to the easterly right of way of said 427th Avenue and there terminating.

Said parcel contains 3.18 acres of land, more or less, and is subject to existing easements of record.