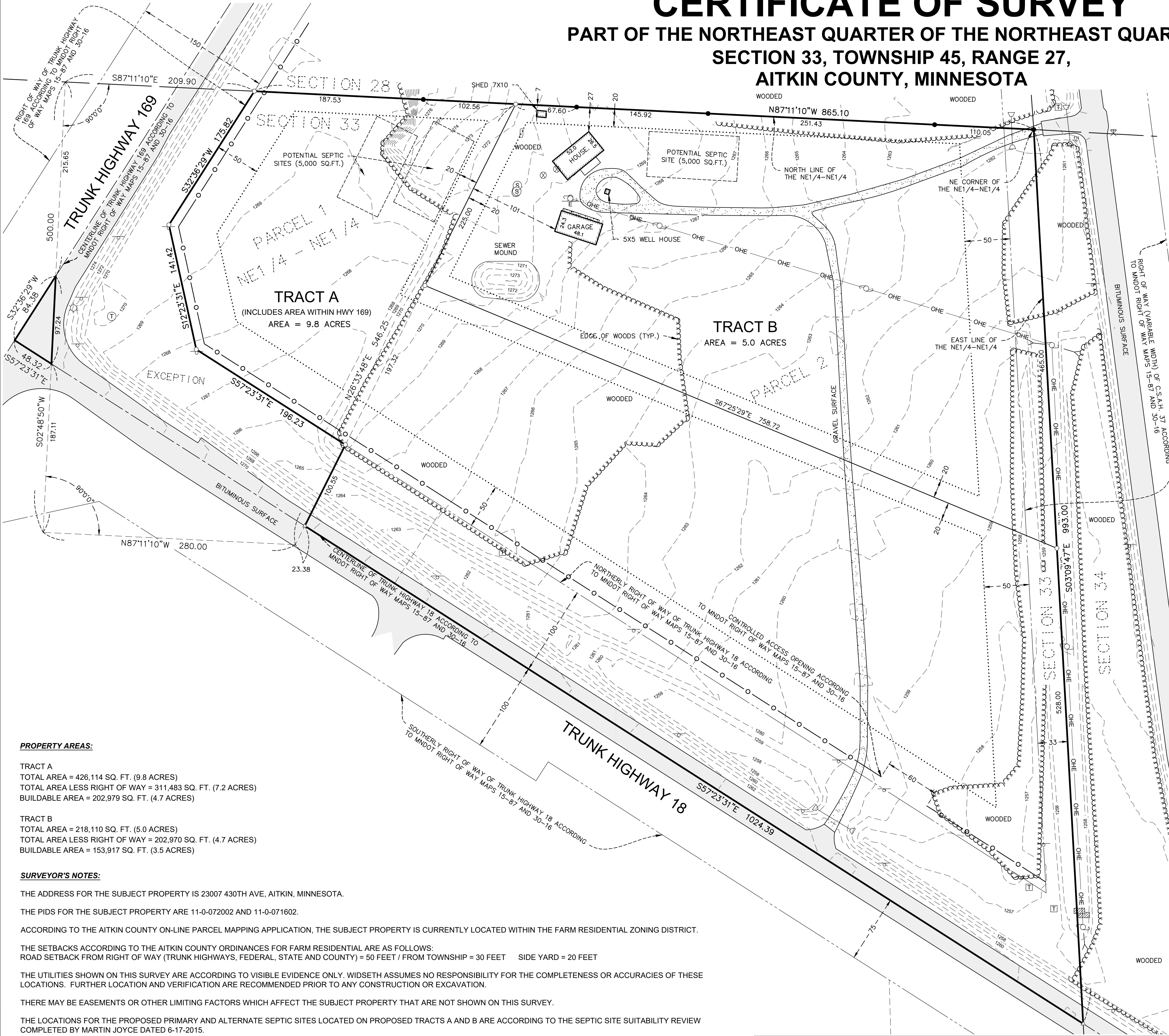
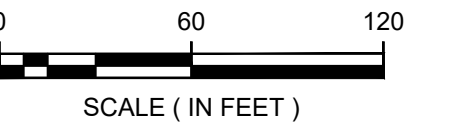
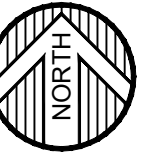


CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 45, RANGE 27, AITKIN COUNTY, MINNESOTA



- = DENOTES FOUND IRON MONUMENT
 - = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122
 - = DENOTES GUYWIRE
 - ⊗ = DENOTES MAILBOX
 - ⊕ = DENOTES SIGN POST
 - ⊖ = DENOTES CULVERT END
 - ⊙ = DENOTES SANITARY ACCESS COVER
 - ⊗ = DENOTES SANITARY CLEANOUT
 - ⊕ = DENOTES ELECTRIC LIGHT POLE
 - ⊖ = DENOTES ELECTRIC METER
 - = DENOTES ELECTRIC POWER POLE
 - ⊕ = DENOTES ELECTRIC TRANSFORMER
 - ⊙ = DENOTES ACCESS COVER
 - ⊗ = DENOTES COMMUNICATION PEDESTAL
 - ▭ = DENOTES BITUMINOUS SURFACE
 - ▨ = DENOTES GRAVEL SURFACE
 - = DENOTES OVERHEAD ELECTRIC LINE
 - — = DENOTES CONTROLLED ACCESS
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE AITKIN COUNTY COORDINATE DATABASE NAD83
ELEVATIONS BASED ON NAVD 88
BENCHMARK MNDOT LEIF ELEV. 1269.57

EXISTING LEGAL DESCRIPTION (According to Title Commitment No. CP72773):

PARCEL 1

Tract A. That part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 45 North, Range 27 West, Aitkin County, Minnesota, described as follows:

Beginning at a point on the North line of said Section 33 distant 575 feet West of the Northeast corner thereof; thence West on said North line for a distance of 500 feet; thence deflect to the left 90 degrees 00 minutes 00 seconds for a distance of 500 feet; thence deflect to the left 90 degrees 00 minutes 00 seconds for a distance of 280 feet; thence run Northeastly to the point of beginning; which lies Easterly of Line 1 described below:

Line 1. From the point of beginning of Line 2 described below, run Southeastly at an angle of 90 degrees 00 minutes 00 seconds from said Line 2 for 500 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 100 feet to the point of beginning of Line 1 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 325 feet; thence run Northerly to a point distant 75 feet Southeastly (measured at right angles) of a point on said Line 2 distant 200 feet Northeastly of its point of beginning; thence run Northeastly parallel with said Line 2 for 200 feet and there terminating.

Line 2. From a point on the West line of Section 4, Township 44 North, Range 27 West, distant 413.97 feet South of the Northwest corner thereof, run Northeastly at an angle of 58 degrees 47 minutes 00 seconds from said West section line for 562.20 feet; thence deflect to the left at an angle of 25 degrees 49 minutes 00 seconds for 5781.19 feet to the point of beginning of Line 2 to be described; thence continue Northeastly on the last described course for 518 feet and there terminating.

Aitkin County, Minnesota
Abstract Property

PARCEL 2

All that part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 45, Range 27, which lies North of Minnesota Highway No. 18 and East of Minnesota Highway No. 169 and West of Aitkin County Road No. 37, as said roads now exist and are now located,

EXCEPT that part thereof described as follows:

Beginning at a point on the North line of said Section 33, distant 575 feet West of the Northeast corner thereof; thence West on said North line for a distance of 500 feet; thence deflect to the left 90 degrees for a distance of 500 feet; thence deflect to the left 90 degrees for a distance of 280 feet; thence run Northeastly to the point of beginning.

PROPOSED LEGAL DESCRIPTIONS:

TRACT A

That part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 33, Township 45 North, Range 27 West, Aitkin County, Minnesota, described as follows:

Beginning at a point on the North line of said Section 33 distant 575 feet West of the Northeast corner thereof; thence West on said North line for a distance of 500 feet; thence deflect to the left 90 degrees 00 minutes 00 seconds for a distance of 500 feet; thence deflect to the left 90 degrees 00 minutes 00 seconds for a distance of 280 feet; thence run Northeastly to the point of beginning; which lies Easterly of Line 1 described below:

Line 1:
From the point of beginning of Line 2 described below, run Southeastly at an angle of 90 degrees 00 minutes 00 seconds from said Line 2 for 500 feet; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 100 feet to the point of beginning of Line 1 to be described; thence deflect to the left at an angle of 90 degrees 00 minutes 00 seconds for 325 feet; thence run Northerly to a point distant 75 feet Southeastly (measured at right angles) of a point on said Line 2 distant 200 feet Northeastly of its point of beginning; thence run Northeastly parallel with said Line 2 for 200 feet and there terminating.

Line 2:
From a point on the West line of Section 4, Township 44 North, Range 27 West, distant 413.97 feet South of the Northwest corner thereof, run Northeastly at an angle of 58 degrees 47 minutes 00 seconds from said West section line for 562.20 feet; thence deflect to the left at an angle of 25 degrees 49 minutes 00 seconds for 5781.19 feet to the point of beginning of Line 2 to be described; thence continue Northeastly on the last described course for 518 feet and there terminating.

TOGETHER WITH

All that part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 45, Range 27, which lies North of Minnesota Highway No. 18 and East of Minnesota Highway No. 169 and West of Aitkin County Road No. 37.

Subject to C.S.A.H. 37 and Trunk Highway 18 rights of way. Also subject to other easements, reservations or restrictions of record, if any.

EXCEPT

That part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 33, Township 45 North, Range 27 West, Aitkin County, Minnesota, described as follows: Beginning at the northeast corner of said Section 33; thence North 87 degrees 11 minutes 10 seconds West, bearing based on the Aitkin County Coordinate Database NAD 83, 575.00 feet along the north line of said NE1/4-NE1/4; thence South 26 degrees 33 minutes 48 seconds West 225.00 feet; thence South 67 degrees 25 minutes 29 seconds East 758.72 feet to the east line of said NE1/4-NE1/4; thence North 03 degrees 09 minutes 47 seconds West 465.00 feet along said east line of the NE1/4-NE1/4 to the point of beginning.

TRACT B

That part of the Northeast Quarter of the Northeast Quarter (NE1/4-NE1/4) of Section 33, Township 45 North, Range 27 West, Aitkin County, Minnesota, described as follows: Beginning at the northeast corner of said Section 33; thence North 87 degrees 11 minutes 10 seconds West, bearing based on the Aitkin County Coordinate Database NAD 83, 575.00 feet along the north line of said NE1/4-NE1/4; thence South 26 degrees 33 minutes 48 seconds West 225.00 feet; thence South 67 degrees 25 minutes 29 seconds East 758.72 feet to the east line of said NE1/4-NE1/4; thence North 03 degrees 09 minutes 47 seconds West 465.00 feet along said east line of the NE1/4-NE1/4 to the point of beginning.

Subject to C.S.A.H. 37 right of way. Also subject to other easements, reservations or restrictions of record, if any. © 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

PROPERTY AREAS:

TRACT A
TOTAL AREA = 426,114 SQ. FT. (9.8 ACRES)
TOTAL AREA LESS RIGHT OF WAY = 311,483 SQ. FT. (7.2 ACRES)
BUILDABLE AREA = 202,979 SQ. FT. (4.7 ACRES)

TRACT B
TOTAL AREA = 218,110 SQ. FT. (5.0 ACRES)
TOTAL AREA LESS RIGHT OF WAY = 202,970 SQ. FT. (4.7 ACRES)
BUILDABLE AREA = 153,917 SQ. FT. (3.5 ACRES)

SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 23007 430TH AVE, AITKIN, MINNESOTA.

THE PIDS FOR THE SUBJECT PROPERTY ARE 11-0-072002 AND 11-0-071602.

ACCORDING TO THE AITKIN COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE FARM RESIDENTIAL ZONING DISTRICT.

THE SETBACKS ACCORDING TO THE AITKIN COUNTY ORDINANCES FOR FARM RESIDENTIAL ARE AS FOLLOWS:
ROAD SETBACK FROM RIGHT OF WAY (TRUNK HIGHWAYS, FEDERAL, STATE AND COUNTY) = 50 FEET / FROM TOWNSHIP = 30 FEET SIDE YARD = 20 FEET

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE LOCATIONS FOR THE PROPOSED PRIMARY AND ALTERNATE SEPTIC SITES LOCATED ON PROPOSED TRACTS A AND B ARE ACCORDING TO THE SEPTIC SITE SUITABILITY REVIEW COMPLETED BY MARTIN JOYCE DATED 6-17-2015.

THIS SURVEY IS BASED ON THE AITKIN COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE AITKIN COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES.

DATE:	DATE:	AMENDMENTS	BY
JANUARY 05, 2024	01/24/2024	AMENDED SURVEY TO CHANGE PREPARED FOR NAME	TJP
SCALE: AS SHOWN	01/30/2024	AMENDED SURVEY TO CORRECT BEARINGS AND DISTANCE LABELS / PROPOSED DESCRIPTIONS	TJP
DRAWN BY: TJP			
CHECKED BY: CMC			
FILE NUMBER: 2023-11870			

PREPARED FOR: **NE QUADRANT LLC**

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.

Tyler Pogreba
TYLER J. POGREBA DATE: 01/30/2024 LIC. NO. 60122

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS