

CERTIFICATE OF SURVEY

Part of
 CE 1/4 of the NW 1/4, Section 30, T. 147 N., R. 37 W., Clearwater County, Minnesota.
 For
 Bagley Cooperative Association

REPORT TO THE COURT:

In accordance with District Court, Ninth Judicial District, Findings of Fact, Conclusions of Law and Interlocutory Order, Court File No. 15-CV-16-127, filed May 18, 2016 with the Court Administrator, Clearwater County District Court, this Certificate of Survey documents the location of Judicial Landmarks, consisting of 3/4 inch iron pipe monuments with plastic cap stamped "JUDICIAL LANDMARK." The description of the subject property has been updated to include a call for Judicial Landmarks.

PROPOSED DESCRIPTION (Description resulting from placement of Judicial Monuments)

That part of the Southeast Quarter of the Northwest Quarter, Section 30, Township 147 North, Range 37 West, Clearwater County, Minnesota, described as follows: Commencing at the Southeast Corner of said Southeast Quarter of the Northwest Quarter, said corner is designated by an iron pipe, 1/2 inch in diameter, stamped LS 15483; thence North 00°40'53" West, bearing based on the Clearwater County Coordinate System, along the east line of said Southeast Quarter of the Northwest Quarter, a distance of 50.00 feet to the intersection with the north right-of-way line of U.S. Highway No. 2, said intersection being the point of beginning of the land to be described, said point is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence South 89°53'56" West, along said right-of-way line, a distance of 646.42 feet to an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 00°40'53" West, parallel with the east line of said Southeast Quarter of the Northwest Quarter a distance of 120.00 feet to an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 89°53'56" East a distance of 139.00 feet to an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 00°40'53" West a distance of 125.00 feet to an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 89°53'56" East a distance of 20.44 feet to the intersection with the East line of the West 830.00 feet of said Southeast Quarter of the Northwest Quarter, said intersection is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 00°36'00" West, along said East line of the West 830.00 feet, a distance of 544.03 feet to the intersection with the North line of the south 839.00 feet of said Southeast Quarter of the Northwest Quarter, said intersection is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence South 89°53'56" West, along the North line of the South 839.00 feet, to the intersection with the East line of the West five acres of the East 30 acres of said Southeast Quarter of the Northwest Quarter, said intersection is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 00°40'53" West, along said East line of the West five acres of the East 30 acres, a distance of 486.82 feet to the intersection with the north line of said Southeast Quarter of the Northwest Quarter, said intersection is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence North 89°37'44" East, along the north line of said Southeast Quarter of the Northwest Quarter, a distance of 820.17 feet to the Northeast Corner of said Southeast Quarter of the Northwest Quarter, said corner is designated by an iron pipe, 3/4 inch in diameter, stamped JUDICIAL LANDMARK; thence South 00°40'53" East, along said east line of the Southeast Quarter of the Northwest Quarter, a distance of 1279.73 feet to the point of beginning.

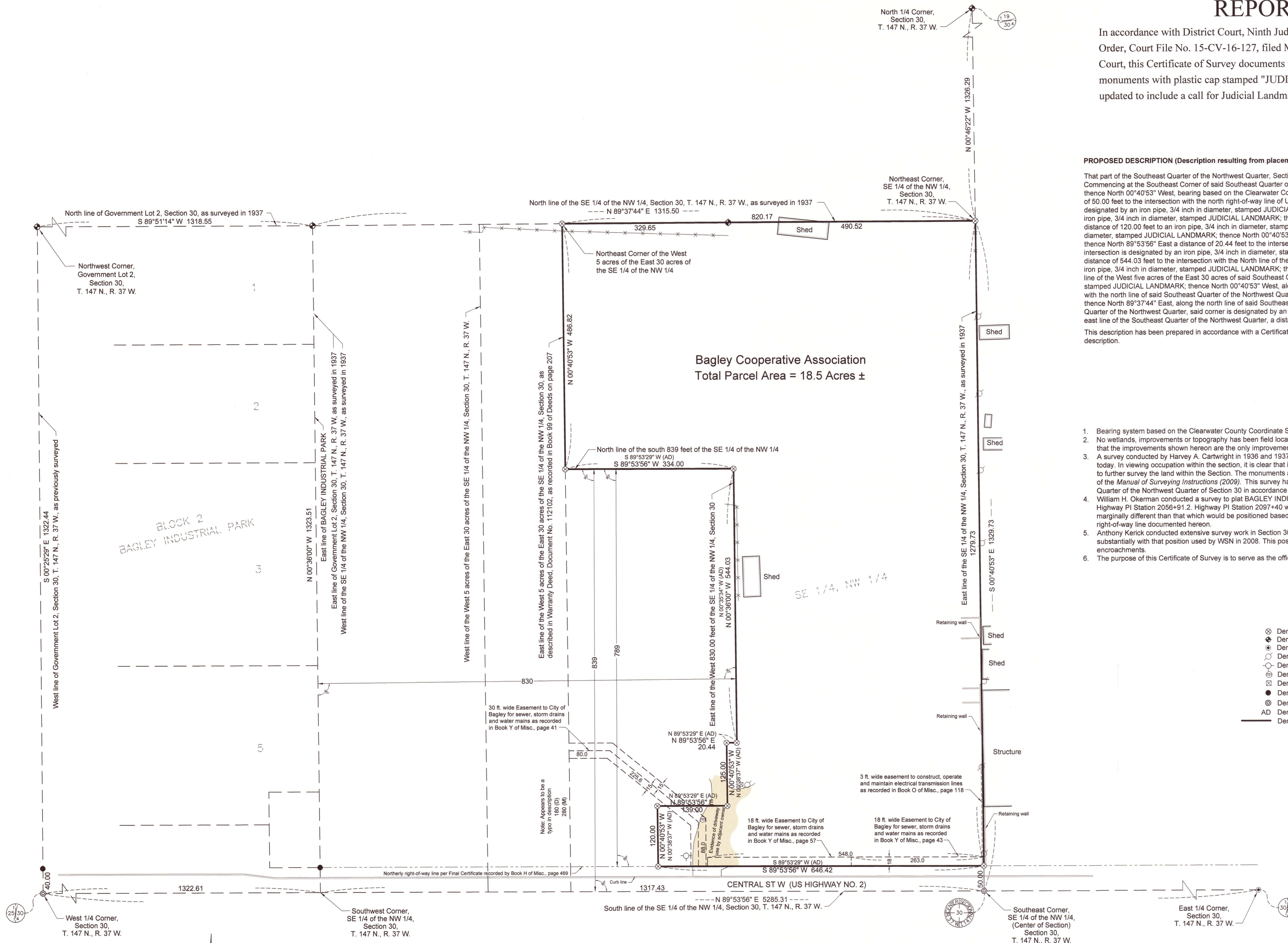
This description has been prepared in accordance with a Certificate of Survey prepared by Murray Surveying, Inc., dated 08-12-2016, attached hereto and made part of this description.

NOTES TO SURVEY

- Bearing system based on the Clearwater County Coordinate System, NAD83.
- No wetlands, improvements or topography has been field located other than as shown on this Certificate of Survey. Murray Surveying, Inc. makes no claim or warranty that the improvements shown hereon are the only improvements on the property.
- A survey conducted by Harvey A. Cartwright in 1936 and 1937 subdivided Section 30 and monumented its aliquot parts. Iron monuments from that survey are still in place today. In viewing occupation within the section, it is clear that improvements have been made in reliance on the monuments, and subsequent surveys have utilized them to further survey the land within the section. The monuments and the location of the land lines built up in reliance on them are in repose in accordance with Section 3-137 of the *Manual of Surveying Instructions* (2009). This survey has been treated as a retracement survey to locate and reestablish the perimeter corners of the Southeast Quarter of the Northwest Quarter of Section 30 in accordance with the 1937 survey by Cartwright on file in the office of Clearwater County.
- William H. Okerman conducted a survey to plat BAGLEY INDUSTRIAL PARK in 1974 (Okerman File No. 74-20). At that time he tied into a 3/4 inch iron rod located at Highway PI Station 2056+91.2. Highway PI Station 2097+40 was established from Highway Department Ties. The current locations documented for these PI Stations are marginally different than that which would be positioned based on the Okerman Survey. The Okerman Survey results were adhered to in positioning the location of the right-of-way line documented hereon.
- Anthony Kerick conducted extensive survey work in Section 30 in 1980. He documents locating the Center of Section at that time. The position located matches substantially with that position used by WSN in 2008. This position matches remnants of a fence running north to the center-north 1/16th corner and does not result in any encroachments.
- The purpose of this Certificate of Survey is to serve as the official survey report in facilitating Minnesota Statutes §559.25.

LEGEND

- ⊗ Denotes 3/4 by 36 inch capped iron pipe stamped JUDICIAL LANDMARK, set
- Denotes 2 inch iron pipe monument, found
- ⊙ Denotes 1/2 inch capped iron pipe L.S. 17768
- Denotes overhead power pole
- ⊕ Denotes hydrant
- ⊖ Denotes manhole
- ⊗ Denotes telephone pedestal
- Denotes 3/4 inch iron pipe, LS 6807, found
- ⊙ Denotes 1/2 inch iron pipe, LS 15483, found
- AD Denotes course and/or distance referenced in adjacent owners deed
- Denotes perimeter line subject to formalization by quiet title action



BLOCK 2
 BAGLEY INDUSTRIAL PARK

Bagley Cooperative Association
 Total Parcel Area = 18.5 Acres ±

