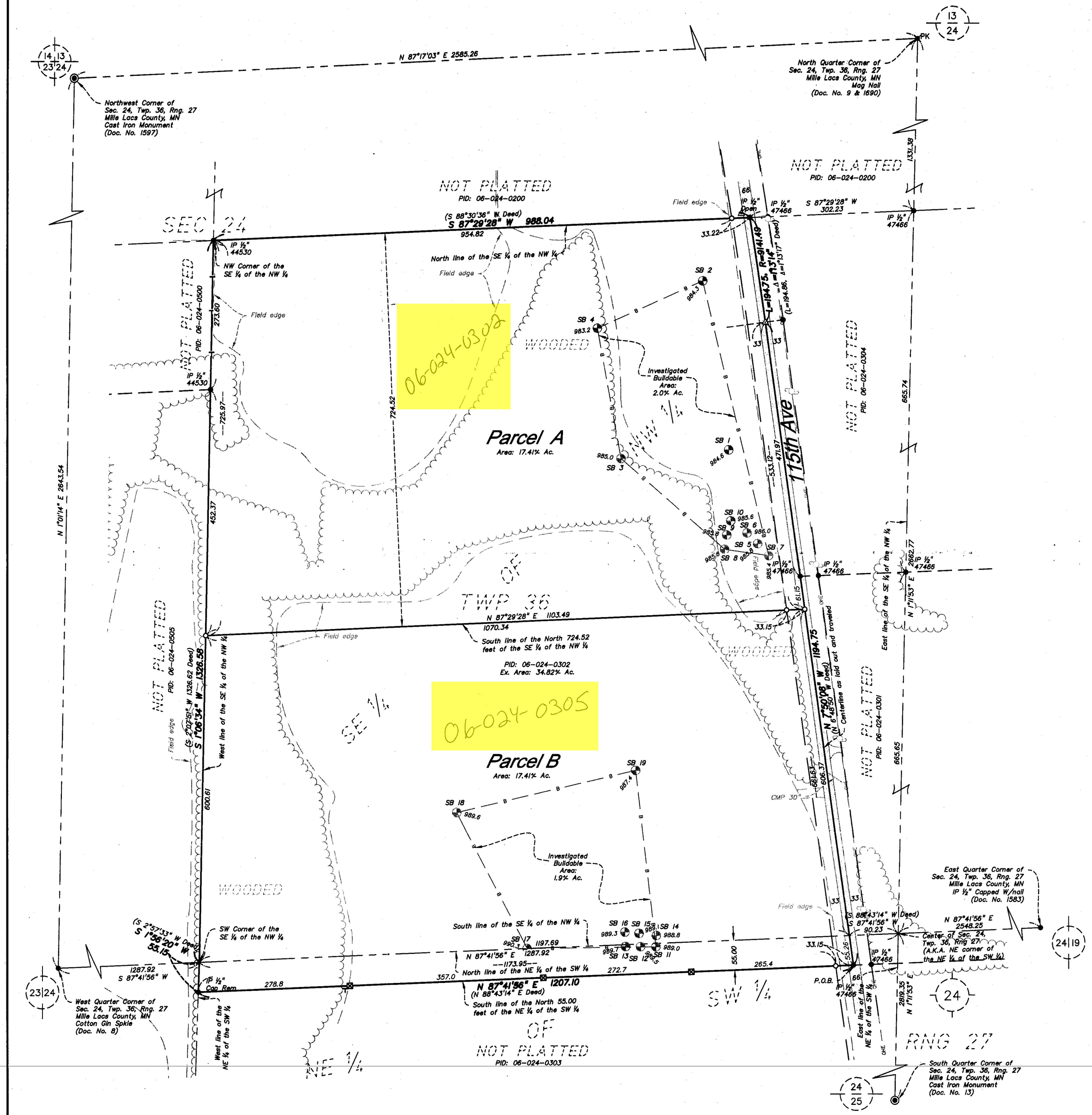
DOC #450080

Certificate of Survey
for
Doug Astle
Part of Section 24, Township 36, Range 27
Greenbush Township, Mille Lacs County, Minnesota



Existing Property Description (Quit Claim Deed – Doc. No. A445154):
That part of the Southeast Quarter of the Northwest Quarter and that part of the North 55.00 feet, as measured at right angles, of the Northeast Quarter of the Southwest Quarter all in Section 24, Township 36, Range 27, Mille Lacs County, Minnesota, described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 88 degrees, 43 minutes, 14 seconds West, assumed bearing, along the North line of said Northeast Quarter of the Southwest Quarter a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6 degrees 48 minutes 50 seconds East along said centerline a distance of 55.26 feet to intersect the South line of said North 55.00 feet of the Northeast Quarter of the Southwest Quarter, for the point of beginning of the property to be described; thence returning North 6 degrees 48 minutes 50 seconds West, along said centerline, a distance of 1194.75 feet; thence continue Northerly along said centerline being a tangential curve to the left, radius 9141.49 feet, for a central angle of 1 degree 13 minutes 17 seconds, and a length of 194.86 feet to intersect the North line of said Southeast Quarter of the Northwest Quarter; thence South 88 degrees 30 minutes 36 seconds West along said North line a distance of 988.04 feet to the Northwest corner of said Southeast Quarter of the Northwest Quarter; thence South 2 degrees 07 minutes 51 seconds West along the West line of said Southeast Quarter of the Northwest Quarter a distance of 1326.62 feet to the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence South 2 degrees 57 minutes 33 seconds West along the West line of said Northeast Quarter of the Southwest Quarter; a distance of 55.15 feet to intersect the South line of said North 55.00 feet of the Northeast Quarter of the Southwest Quarter; thence North 88 degrees 43 minutes 14 seconds East along said South line of the North 55.00 feet a distance of 1207.10 feet to said point of beginning.

Proposed Parcel A Description:
That part of the North 724.52 feet, as measured at right angles, of the Southeast Quarter of the Northwest Quarter of Section 24, Township 36, Range 27, Mille Lacs County, Minnesota, lying westerly of the following described line:

Commencing at the Southeast corner of said Southeast Quarter of the Northwest Quarter of said Section 24; thence South 88 degrees 43 minutes 14 seconds West, assumed bearing, along the South line of said Southeast Quarter of the Northwest Quarter a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6 degrees 48 minutes 50 seconds East along said centerline a distance of 55.26 feet to intersect the South line of the North 55.00 feet of the Northeast Quarter of the Southwest Quarter of said section, for the point of beginning of the line being described; thence returning North 6 degrees 48 minutes 50 seconds West, along said centerline, a distance of 1194.75 feet; thence continue Northerly along said centerline being a tangential curve to the left, radius 9141.49 feet, a central angle of 1 degree 13 minutes 17 seconds, and a length of 194.86 feet to intersect the North line of said Southeast Quarter of the Northwest Quarter and said described line there terminating.

Proposed Parcel B Description:
That part of the Southeast Quarter of the Northwest Quarter and that part of the North 55.00 feet, as measured at right angles, of the Northeast Quarter of the Southwest Quarter, all in Section 24, Township 36, Range 27, Mille Lacs County, Minnesota, lying South of the North 724.52 feet of said Southeast Quarter of the Northwest Quarter, as measured at right angles, and lying westerly of the following described line:

Commencing at the Northeast corner of said Northeast Quarter of the Southwest Quarter; thence South 88 degrees 43 minutes 14 seconds West, assumed bearing, along the North line of said Northeast Quarter of the Southwest Quarter a distance of 90.23 feet to intersect the centerline of the Township Road as now located and traveled; thence South 6 degrees 48 minutes 50 seconds East along said centerline a distance of 55.26 feet to intersect the South line of said North 55.00 feet of the Northeast Quarter of the Southwest Quarter, for the point of beginning of the line being described; thence returning North 6 degrees 48 minutes 50 seconds West, along said centerline, a distance of 1194.75 feet; thence continue Northerly along said centerline being a tangential curve to the left, radius 9141.49 feet, a central angle of 1 degree 13 minutes 17 seconds, and a length of 194.86 feet to intersect the North line of said Southeast Quarter of the Northwest Quarter and said described line there terminating.

Surveyor's Notes:
1. This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor. We reserve the right to update this survey upon receipt of title documentation.
2. Road right of way is shown for reference purposes only. Actual width and location may vary.
3. Portions of woods edge and field edge were digitized from Autodesk Civil 3D 2020 online aerial imagery and are for reference purposes only.
4. Reference 2023 survey for Dale Shelley by Bogart, Pederson and Associates: File No. 23-0434.00.
5. Soil borings were performed by Dan Bogart, PE (License #L4094).

REFERENCE BENCHMARK
MNCORS VRS

SCALE: 1" = 100'

LEGEND:
- Denotes found iron monument
- Denotes set iron monument
- Denotes set lath
- Denotes found cast iron monument
- PK Denotes found PK nail
- Denotes tee fence post
- Denotes power pole
- Denotes soil boring
- LS 44530 Denotes Craig Johnson, LS
- LS 47466 Denotes Craig Wensmann, LS
- Denotes gravel surface
- OHE Denotes overhead electric
- Denotes tree line
- Denotes right of way
- Denotes existing adjoiners
- Denotes field edge
- B Denotes buildable area

REV NO.	DATE	DESCRIPTION

DATE: 11/24/25
DESIGN BY:
DRAWN BY: CK
CHECKED BY: CAW
DWG FILE: 25-0448COS
FILE NO.: 25-0448.00

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 Wensmann
Craig A. Wensmann
Date: 12/15/25 Lic. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
LAND SURVEYING
CIVIL ENGINEERING
MAPPING
12076 FIRST STREET, BECKER, MN 55308-9322
TEL: 763-262-8822 FAX: 763-262-8844

Certificate of Survey
Doug Astle
Sec. 24, Twp. 36, Rng. 27
Mille Lacs County, MN

SHEET NO.
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