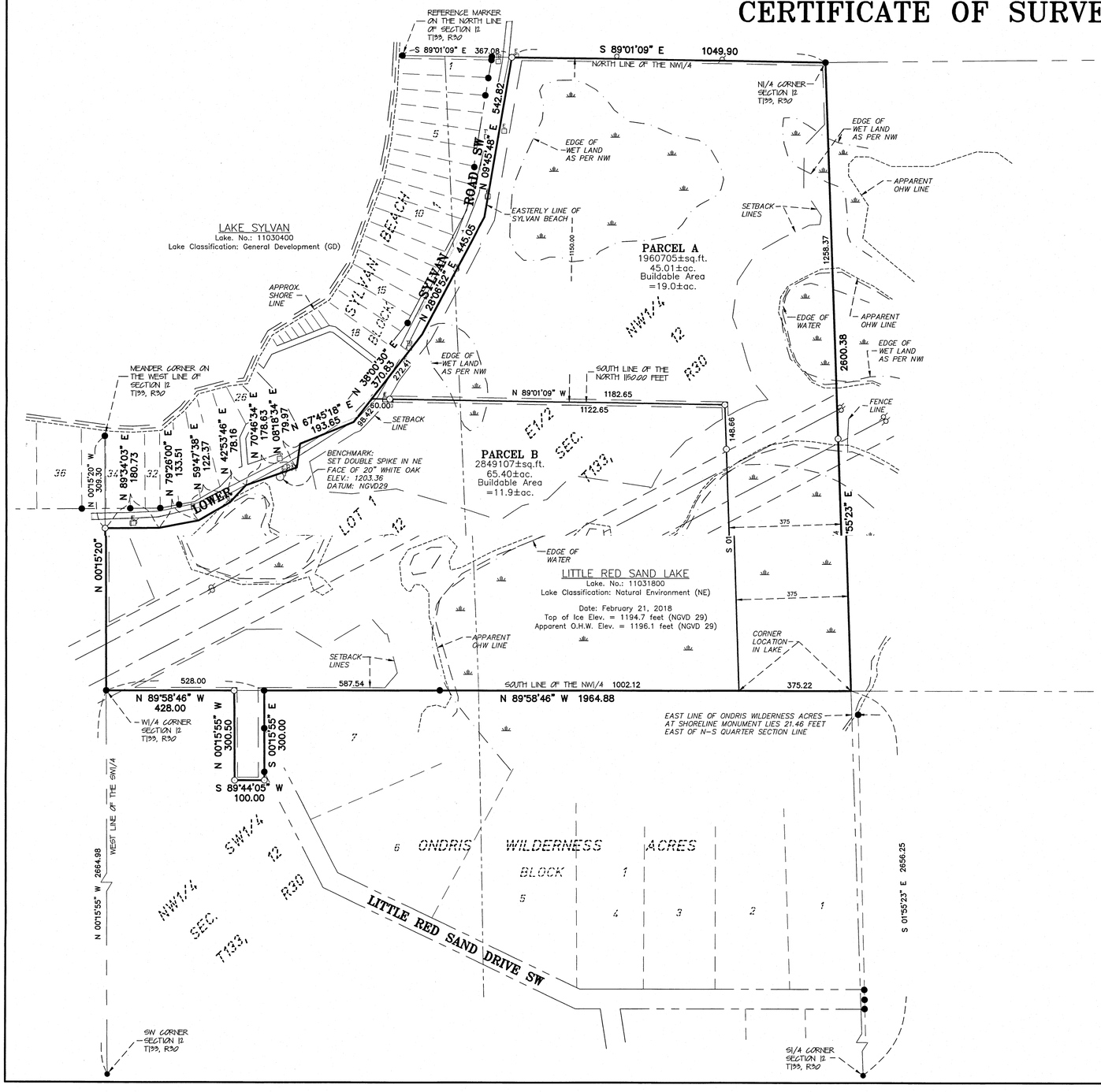
CERTIFICATE OF SURVEY



EXISTING DESCRIPTION – (As Per Certificate of Title. No. 9778 – Parcel No.: 41–212–2201)

Government Lot One (1), Section Twelve (12), Township One Hundred Thirty–three (133), Range Thirty (30), EXCEPT the plat of Sylvan Beach

The unplatted part of the East Half of the Northwest Quarter (E1/2NW1/4), Section 12, Township 133, Range 30.

The following described parcel of land lying and being in Section 12, Township 133 North, Range 30 West, described as follows: Commencing at a point 32 rods (528 feet) East of the northwest corner of the Southwest Quarter (SW1/4) of Section 12 being the point of beginning; thence due South 300 feet along the east line of the West 32 rods; thence due West at a right angle a distance of 100 feet; thence due North at a right angle a distance of 300 feet; thence due East 100 feet along the north line of the SW1/4 of Section 12 to the point of beginning.

PROPOSED DESCRIPTION – (PARCEL "A")

The North 1150.00 feet of Government Lot One (1), Section Twelve (12), Township One Hundred Thirty–three (133), Range Thirty (30), EXCEPT the plat of Sylvan Beach.
AND
The unplatted part of the North 1150.00 feet of the East Half of the Northwest Quarter (E1/2NW1/4), Section 12, Township 133, Range 30.
AND
That part of the East 375.00 feet of the East Half of the Northwest Quarter (E1/2NW1/4), Section 12, Township 133, Range 30, which lies southerly of the North 1150.00 feet thereof.

PROPOSED DESCRIPTION – (PARCEL "B")

That part of Government Lot One (1), Section Twelve (12), Township One Hundred Thirty–three (133), Range Thirty (30), EXCEPT the plat of Sylvan Beach, lying south of the North 1150.00 feet thereof.
AND
The unplatted part of the East Half of the Northwest Quarter (E1/2NW1/4), Section 12, Township 133, Range 30, lying south of the North 1150.00 feet thereof and west of the East 375.00 feet thereof.
AND
The following described parcel of land lying and being in Section 12, Township 133 North, Range 30 West, described as follows: Commencing at a point 32 rods (528 feet) East of the northwest corner of the Southwest Quarter (SW1/4) of Section 12 being the point of beginning; thence due South 300 feet along the east line of the West 32 rods; thence due West at a right angle a distance of 100 feet; thence due North at a right angle a distance of 300 feet; thence due East 100 feet along the north line of the SW1/4 of Section 12 to the point of beginning.

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.

6. Property Zoning: Shoreland Residential

7. Setback Requirements:
NE OHW Line = 150 feet *Road R/W = 20 feet*
Property Line = 10 feet *Easement = 10 feet*

8. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.

N
W E
S

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch =200 ft.

LEGEND
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES WET LAND AS PER THE NATIONAL WETLAND INVENTORY (NWI)
- DENOTES BITUMINOUS SURFACE

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 16th day of January, 2019

By: Mark T. Downing

Mark T. Downing, Minnesota License No. 46165

20596 Dividend Rd.
Brainerd, MN 56401
(218)828-4267

217 1st Ave. N.
Aitkin, MN 56431
(320)314-4267

ARRO
Land Surveying
of brainerd, INC.

BOUNDARY
Part of
Sec. 12
Cass C

CLIENT:
Michael Jensen

DRAWN BY: MTD CHECKED BY: FEL
APPROVED BY: MTD JOB NUMBER: 19-0089

NO.	DATE	BY	REVISION DESCRIPTION
1	4/11/19	MTD	ADD NW & BUILDABLE AREA

#8857 MJL 04-15-2019