



**Surveyors Notes**  
The property address for the subject property is:  
*Not Declared*  
The Parcel Number for the subject property is 14-121-3100.  
The current zoning classification for the subject property is Shoreland Residential.  
This survey was completed without the benefit of a title commitment or title opinion, there may be encumbrances or other limiting factors that affect the subject property that are not shown on this survey.

**Legal Description**  
This Northeast Quarter of the Southwest Quarter of Section 21, Township 134 North, Range 30 West, Cass County, Minnesota.

**Proposed Legal Description - Tract A:**  
That part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 134 North, Range 30 West, Cass County, Minnesota, lying westerly and northerly of the following described line:  
Commencing at the South Quarter corner of said Section 21; thence North 00 degrees 38 minutes 04 seconds West, bearings are being based on the Cass County coordinate system, along the North-South Quarter line of said Section 21, a distance of 1318.61 feet to the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 53 minutes 02 seconds West, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 481.52 feet to the point of beginning of the line to be described; thence North 50 degrees 03 minutes 48 seconds West, a distance of 272.59 feet; thence North 02 degrees 09 minutes 48 seconds, a distance of 1103.88 feet to the intersection with the north line of said Northeast Quarter of the Southwest Quarter, said line there terminating.  
Together with a 33.00-foot-wide easement for ingress and egress purposes, over, under, and across that part of the Southwest Quarter of the Southwest Quarter of section 21, Township 134 North, Range 30 West, Cass County, Minnesota. The centerline of said easement is described as follows:  
Commencing at the South Quarter corner of said Section 21; thence North 00 degrees 38 minutes 04 seconds West, bearings are being based on the Cass County coordinate system, along the North-South Quarter line of said Section 21, a distance of 1318.61 feet to the southeast corner of said Southwest Quarter of the Southwest Quarter; thence South 89 degrees 53 minutes 02 seconds West, along the north line of said Southeast Quarter of the Southwest Quarter, a distance of 666.86 feet to the point of beginning of the centerline to be described; thence South 01 degree 54 minutes 07 seconds East, a distance of 189.58 feet to the intersection with the centerline of Beauty Lake Road Southwest, said centerline there terminating.  
The sidelines of said easement are to be shortened or prolonged to terminate on the north line of said Southwest Quarter of the Southwest Quarter AND the centerline of Beauty Lake Road Southwest.  
Said tract contains 18.2 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.



- PROPERTY BOUNDARY LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
  - FOUND IRON MONUMENT
  - ✕ COUNTER PARTITION
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT

**KLD**  
KRAMER LEAS DELEO  
SURVEYING & ENGINEERING - PLANNING  
TRAVERSERS ST. CLEVELANDPROJECT NO. WESTS2101

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Signature: James Kramer, NPL License No. 23668  
Date: 05/07/2021

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey  
Steve and Deb West  
Section 21, Township 134 North, Range 30 West  
Cass County, Minnesota

Sheet No. 1 of 1