

# CERTIFICATE OF SURVEY

**EXISTING DESCRIPTIONS -**

(As Per Doc. No. - 000643738 Parcel No.: 26-031-2501)

The North Half (N1/2) of Government Lot 4, Section 31, Township 135, Range 31

(As Per Doc. No. - 0006233821 Parcel No.: 26-031-2500)

Government Lots 3, 4, 5 and 6 of Section 31, Township 135, Range 31, subject to easements, restrictions and reservations of record, if any. EXCEPT the North 1/2 Section of Government Lot 4, Section 31, Township 135, Range 31, Cass County, Minnesota.

**PROPOSED DESCRIPTION - (PARCEL "A")**

The North Half (N1/2) of Government Lot 4, Section 31, Township 135, Range 31, Cass county, Minnesota.

AND

That part of the the South Half (S1/2) of Government Lot 4, Section 31, Township 135, Range 31, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 15 minutes 10 seconds East, assumed bearing along the west line of said Government Lot 4 a distance of 661.67 feet to a point on the north line of said S1/2; thence North 89 degrees 55 minutes 55 seconds East along said north line 333.22 feet to the point of beginning; thence South 00 degrees 04 minutes 05 seconds East 51.60 feet; thence North 89 degrees 55 minutes 55 seconds East 354.00 feet; thence North 01 degrees 09 minutes 52 seconds West 51.63 feet to said north line; thence South 89 degrees 55 minutes 55 seconds West 353.00 feet along said north line to the point of beginning.

Said parcel contains 14.87 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION - (PARCEL "B")**

Government Lots 3, 4, 5 and 6 of Section 31, Township 135, Range 31, subject to easements, restrictions and reservations of record, if any. EXCEPT the North 1/2 Section of Government Lot 4, Section 31, Township 135, Range 31, Cass County, Minnesota.

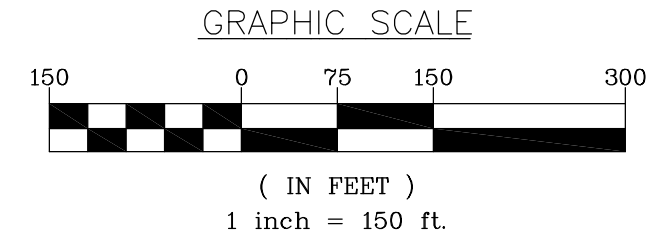
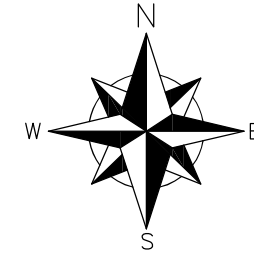
ALSO EXCEPTING

That part of the the South Half (S1/2) of Government Lot 4, Section 31, Township 135, Range 31, Cass County, Minnesota described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 15 minutes 10 seconds East, assumed bearing along the west line of said Government Lot 4 a distance of 661.67 feet to a point on the north line of said S1/2; thence North 89 degrees 55 minutes 55 seconds East along said north line 333.22 feet to the point of beginning; thence South 00 degrees 04 minutes 05 seconds East 51.60 feet; thence North 89 degrees 55 minutes 55 seconds East 354.00 feet; thence North 01 degrees 09 minutes 52 seconds West 51.63 feet to said north line; thence South 89 degrees 55 minutes 55 seconds West 353.00 feet along said north line to the point of beginning.

Said parcel contains 124.34 acres of land, more or less, and is subject to existing easements of record.

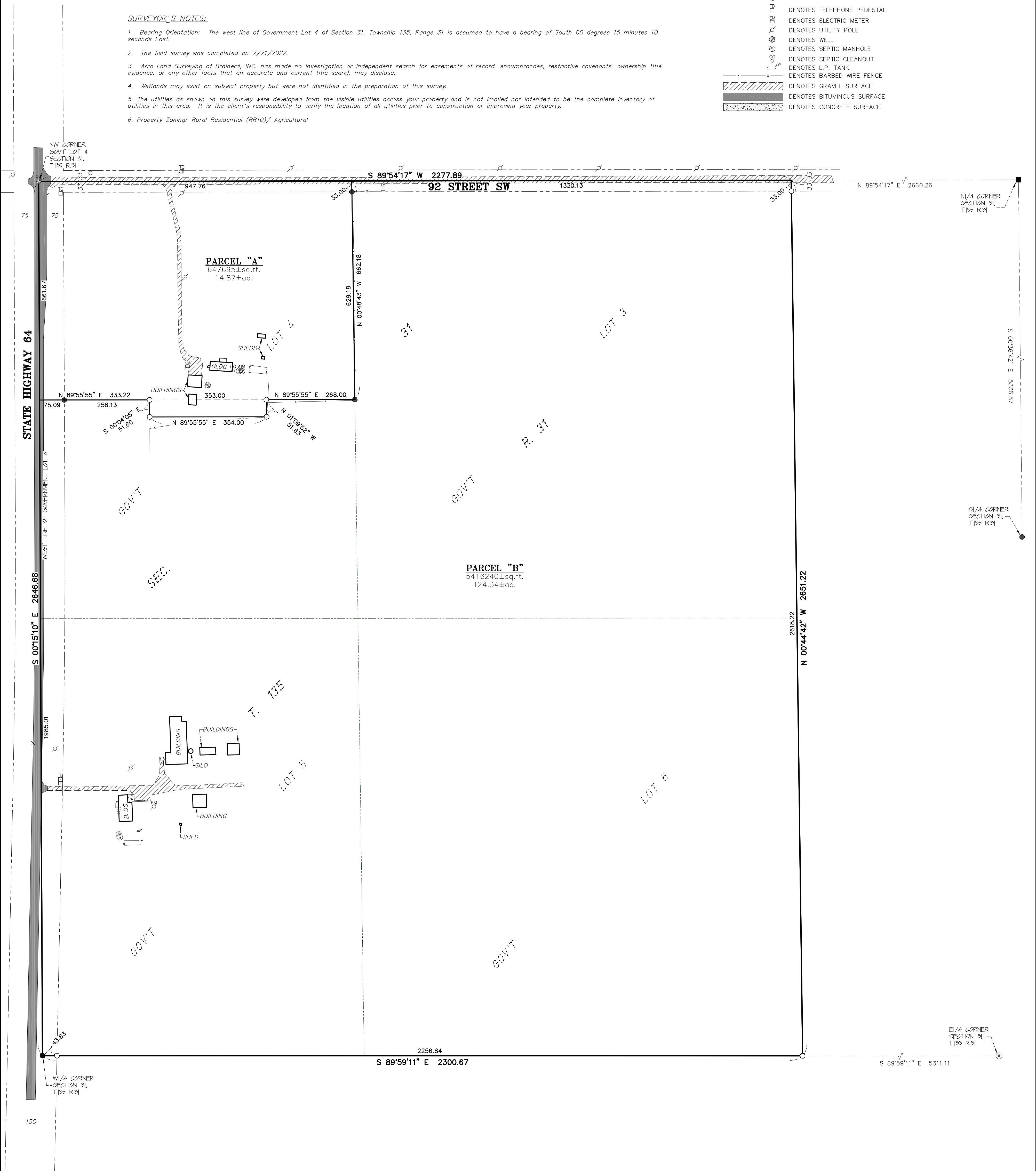
**SURVEYOR'S NOTES:**

- Bearing Orientation: The west line of Government Lot 4 of Section 31, Township 135, Range 31 is assumed to have a bearing of South 00 degrees 15 minutes 10 seconds East.
- The field survey was completed on 7/21/2022.
- Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Wetlands may exist on subject property but were not identified in the preparation of this survey.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor 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.
- Property Zoning: Rural Residential (RR10)/ Agricultural



**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND TELSPAR MONUMENT
- DENOTES PK NAIL FOUND
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊖ DENOTES ELECTRIC METER
- ⊕ DENOTES UTILITY POLE
- ⊙ DENOTES WELL
- ⊙ DENOTES SEPTIC MANHOLE
- ⊙ DENOTES SEPTIC CLEANOUT
- ⊙ DENOTES L.P. TANK
- ⊕ DENOTES BARBED WIRE FENCE
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE



DRAWN BY: JAS		CHECKED BY: FEL	
APPROVED BY: JAS		JOB NUMBER: 22-1069	
NO.	DATE	BY	REVISION DESCRIPTION
01	8/20/22	JAS	REVISE DESCRIPTIONS

CLIENT:  
**Ethan Ringler**  
 7069 92nd Street SW  
 Motley, MN 56466

**BOUNDARY LINE  
 ADJUSTMENT SURVEY**  
 Gov't Lots 3-6,  
 Sec. 31, T. 135, R. 31,  
 Cass County, MN



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 22nd day of August, 2022

By: *Jared A. Spaid*  
 Jared A. Spaid, Minnesota License No. 59285