

Legal Description per Document Number A000687883

That part of Government Lot 3, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, lying northerly of Green Gables Road.

EXCEPT the North 175.00 feet of said Government Lot 3.

ALSO EXCEPT that part of said Government Lot 3 described as follows:

Commencing at the Southeast Corner of said Section 9; thence North, assumed bearing, along the east line of said Section 9 a distance of 381.88 feet to the point of beginning; thence continuing North along the east line of said Section 9 a distance of 2398.05 feet to the Southeast Corner of "BIRCH GROVE ON GULL", according to the recorded plat thereof; thence South 54 degrees 50 minutes 50 seconds West along the southeasterly line of said plat "BIRCH GROVE ON GULL" a distance of 655.09 feet to the Southwest Corner of Lot 22 of said plat "BIRCH GROVE ON GULL"; thence South 35 degrees 15 minutes 10 seconds East a distance of 234.96 feet; thence South a distance of 1829.00 feet; thence East a distance of 400.00 feet to the point of beginning.

Surveyors Notes

The property address for the subject property is:

844 Green Gables Road
East Gull Lake, MN 56401

The Parcel Number for the subject property is 87-009-4407.

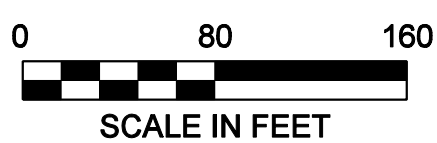
The current zoning classification for the subject property is Residential Medium Density (R-2).

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

There were no bluff determinations done as part of this survey.

All structure setbacks should be verified with the City of East Gull Lake prior to any construction.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM



Proposed Legal Description - Tract A:

The South 300.00 feet of the North 475.00 feet of Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota, lying westerly of the East 878.00 feet thereof.

Subject to and together with an easement for ingress, egress, and utility purposes, over, under, and across the West 66.00 feet of Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota.

The sidelines of said easement are to be shortened or prolonged to terminate on the south line of the North 175.00 feet of said Government Lot 3 AND the centerline of Green Gables Road.

Proposed Legal Description - Tract B:

That part of Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota, lying northerly of Green Gables Road AND lying southerly of the North 175.00 feet of said Government Lot 3.

EXCEPT

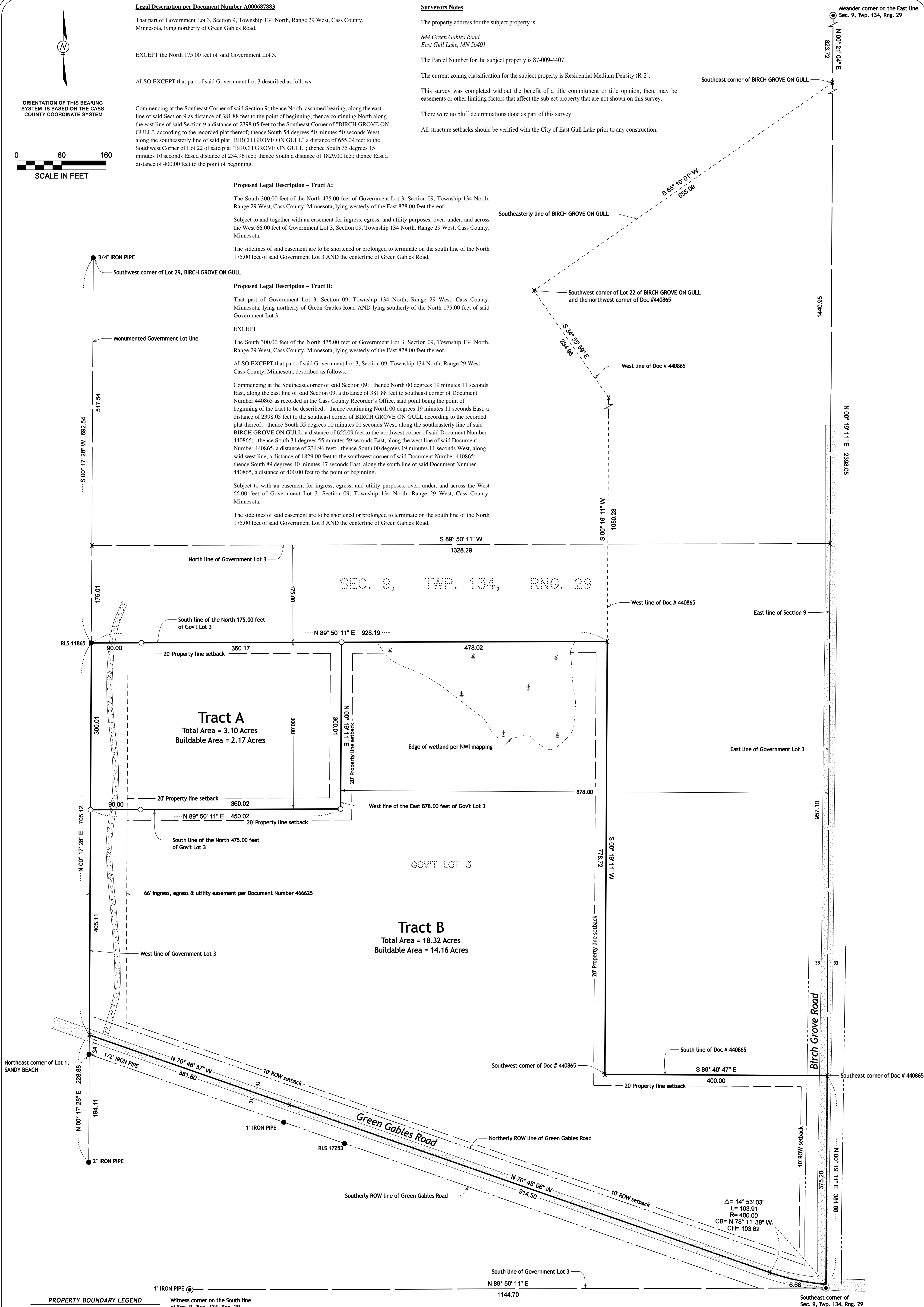
The South 300.00 feet of the North 475.00 feet of Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota, lying westerly of the East 878.00 feet thereof.

ALSO EXCEPT that part of said Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the Southeast corner of said Section 09; thence North 00 degrees 19 minutes 11 seconds East, along the east line of said Section 09, a distance of 381.88 feet to southeast corner of Document Number 440865 as recorded in the Cass County Recorder's Office, said point being the point of beginning of the tract to be described; thence continuing North 00 degrees 19 minutes 11 seconds East, a distance of 2398.05 feet to the southeast corner of BIRCH GROVE ON GULL according to the recorded plat thereof; thence South 55 degrees 10 minutes 01 seconds West, along the southeasterly line of said BIRCH GROVE ON GULL, a distance of 655.09 feet to the northwest corner of said Document Number 440865; thence South 34 degrees 55 minutes 59 seconds East, along the west line of said Document Number 440865, a distance of 234.96 feet; thence South 00 degrees 19 minutes 11 seconds West, along said west line, a distance of 1829.00 feet to the southwest corner of said Document Number 440865; thence South 89 degrees 40 minutes 47 seconds East, along the south line of said Document Number 440865, a distance of 400.00 feet to the point of beginning.

Subject to with an easement for ingress, egress, and utility purposes, over, under, and across the West 66.00 feet of Government Lot 3, Section 09, Township 134 North, Range 29 West, Cass County, Minnesota.

The sidelines of said easement are to be shortened or prolonged to terminate on the south line of the North 175.00 feet of said Government Lot 3 AND the centerline of Green Gables Road.



PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT
- ✕ COMPUTED POSITION
- ⊙ GOVERNMENT SECTION CORNER MONUMENT

Witness corner on the South line of Sec. 9, Twp. 134, Rng. 29

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

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* 06/29/2023
James Kramer, MN License No. 23668 Date

PROJECT NO. DONDD2301

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

DJ Dondelinger
Section 9, Township 134 North, Range 29 West
Cass County, Minnesota