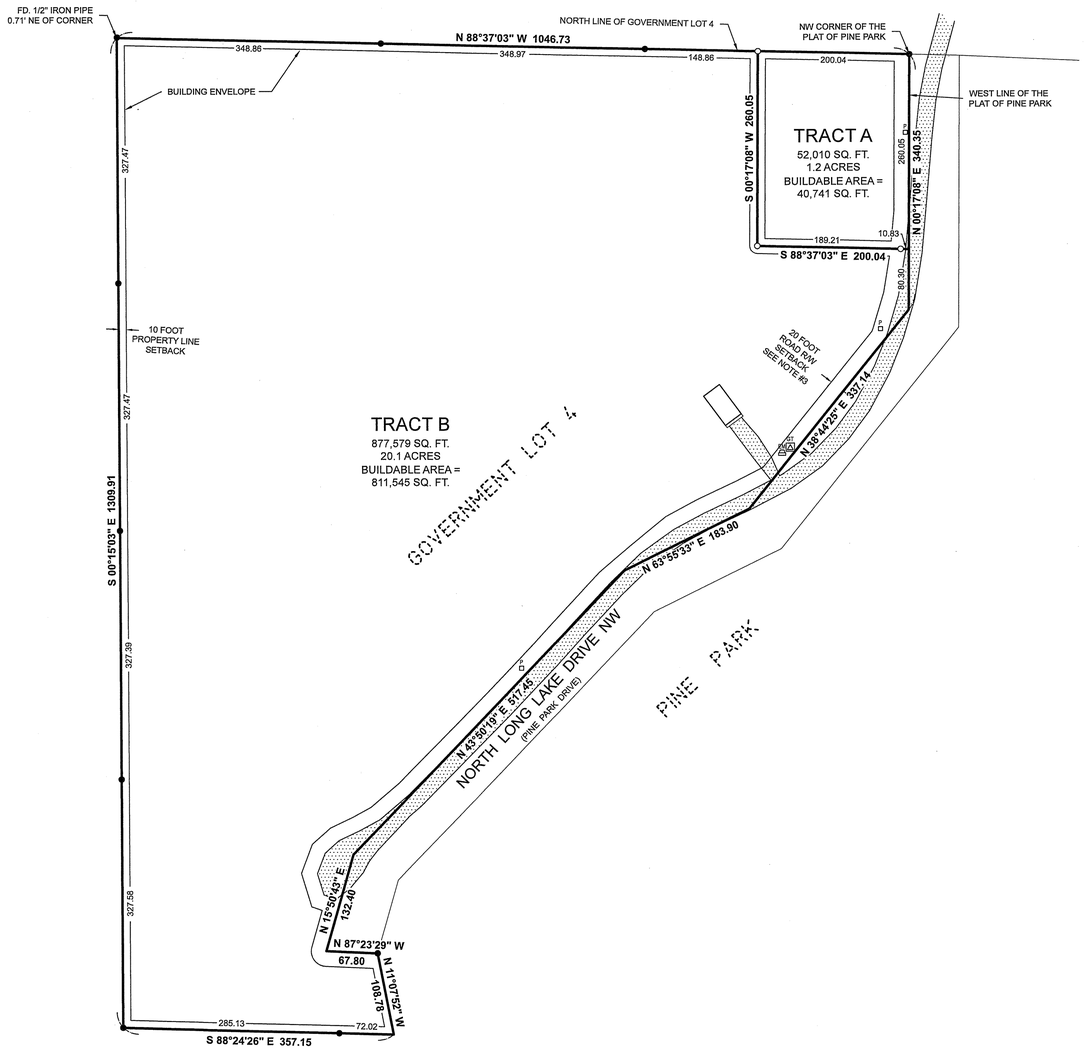
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 33, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



LEGAL DESCRIPTION PER DOCUMENT NUMBER A000595215

Lot Four (4), Section 33, Township 140, Range 29, LESS The Plat of PINE PARK, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Cass County, Minnesota.

together with all hereditaments and appurtenances.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

That part of Government Lot 4, Section 33, Township 140 North, Range 29 West, Cass County Minnesota, described as follows: Beginning at the Northwest corner of PINE PARK, according to the recorded plat thereof, said county; thence North 88 degrees 37 minutes 03 seconds West, assumed bearing, along the north line of said Government Lot 4 for a distance of 200.04 feet; thence South 00 degrees 17 minutes 08 seconds West 260.05 feet; thence South 88 degrees 37 minutes 03 seconds East 200.04 feet to the west line of said plat; thence North 00 degrees 17 minutes 08 seconds East along said west line 260.05 feet, more or less, to the point of beginning.

Subject to easements, estrictions and reservations of record.

TRACT B

Government Lot 4, Section 33, Township 140 North, Range 29 West, Cass County, Minnesota, LESS The Plat of PINE PARK, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Cass County, Minnesota.
AND EXCEPT
That part of said Government Lot 4 described as follows: Beginning at the Northwest corner of PINE PARK, according to the recorded plat thereof, said county; thence North 88 degrees 37 minutes 03 seconds West, assumed bearing, along the north line of said Government Lot 4 for a distance of 200.04 feet; thence South 00 degrees 17 minutes 08 seconds West 260.05 feet; thence South 88 degrees 37 minutes 03 seconds East 200.04 feet to the west line of said plat; thence North 00 degrees 17 minutes 08 seconds East alonf said west line 260.05 feet, more or less, to the point of beginning.

Subject to easements, estrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- EM — DENOTES EXISTING ELECTRIC METER
- GT — DENOTES EXISTING GROUND TRANSFORMER
- P — DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- ● — DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSUMED BEARING OF N 88°37'03" W.

NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Parcel ID of subject parcel: 51-033-4302.
3. North Long Lake Drive NW, platted as Pine Park Drive, does not lie entirely withjin platted right-of-way and partially lies in subject property. For purposes of building setback line, this survey shows the more restrictive of 20-foot setback from platted right-of-way line or from edge of physical roadway. Verification of setbacks by the governing body is advised prior to building.
4. No wetlands were found on 8-16-2023 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

N

100 0 100 200

SCALE IN FEET
ON 22" X 34" SHEET

30206 Rasmussen Road
Suite 1
P. O. Box 674
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PATRICK A. TROTTIER PLS#41002 LIC. NO. 41002

DATE 10-03-2023

REVISIONS

DESCRIPTION	BY	DATE

PROJECT MANAGER: PAT
CHECKED BY: PAT
DRAWN BY: PAT/RJF

PROJECT No.: 23190
FILE NAME: C23190.dwg
FIELD BOOK: BOOK PG.

DATE: 10-03-2023
SCALE: HORZ 1"=100' VERT. NONE

CERTIFICATE OF SURVEY

Tim Thull
17420 Hickory Court
Lakeville, MN 55044

SHEET 1 OF 1

Roger Forcelle 10/3/2023 9:55 AM - F:\Drawings\2023\23190 Thull\C23190.dwg