

Surveyors Notes

The property address for the subject property is:

2445 100th Street SW
Nisswa, MN 56468

The Parcel Number for the subject property is 14-112-220.

The current zoning classification for the subject property is Rural Residential 2.5.

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.

The subject property was reviewed for the existence of wetlands on September 26th, 2023, by Kyle Cherne, Minnesota Certified Delineator Number 1190.

All structure setbacks should be verified with Cass County prior to any construction.

Legal Description

The North Half of the Northwest Quarter of the Northwest Quarter of Section 12, Township 134 North, Range 30 West, Cass County, Minnesota.

Proposed Legal Description – Tract A:

The North Half of the Northwest Quarter of the Northwest Quarter of Section 12, Township 134 North, Range 30 West, Cass County, Minnesota, EXCEPT the North 307.00 feet of the East 355.00 feet thereof.

Said tract contains 17.9 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description – Tract B:

The North 307.00 feet of the East 355.00 feet of the North Half of the Northwest Quarter of the Northwest Quarter of Section 12, Township 134 North, Range 30 West, Cass County, Minnesota.

Said tract contains 2.5 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

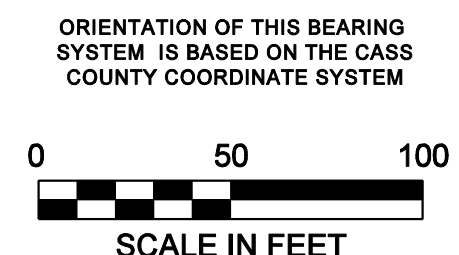
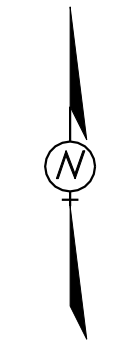
TRACT A
Total Area = 17.92 Acres
Buildable Area = 14.94 Acres

TRACT B
Total Area = 2.50 Acres
Buildable Area = 1.27 Acres

N1/2 - NW1/4 - NW1/4

S1/2 NW1/4 NW1/4

East-West Quarter line
N 87° 39' 27" E
5365.68



MAPPING LEGEND

UTILITY PEDESTAL	
TANK (AS SPECIFIED)	
SEWER CLEANOUT	
BITUMINOUS	

PROPERTY BOUNDARY LEGEND

	SET IRON PIPE WITH CAP STAMPED "RLS 57077"
	FOUND IRON MONUMENT
	COMPUTED POSITION
	GOVERNMENT SECTION CORNER MONUMENT

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

1120 Industrial Park Road
Brainerd, MN 56401
218-826-6333

13 North 11th Avenue
St. Cloud, MN 56303
320-259-1295

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: 10/19/2023
Jordan Chouhgard, MN License No. 57077 Date

PROJECT NO. EASTM2301

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Mark East
Section 12, Township 134 North, Range 30 West
Cass County, Minnesota