

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, AND PART OF THE NW1/4-NE1/4, SECTION 24, TOWNSHIP 139, RANGE 30, CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION ACCORDING TO DOC. NO 388626

In Section 24, Township 139 North, Range 30 West; That part of Gov. Lot 1 lying northeast of the following described line; commencing at the northeast corner of Gov. Lot 1 which is the one-quarter corner between Sections 13 and 24; thence west along the north boundary of section 24 54.50 feet to a point on the southeast shore of Portage Lake; thence southwesterly along the southeast shore of Portage Lake 213.50 feet to the point of beginning, thence southeasterly in a straight line 364 feet more or less to a point on the east boundary of Gov. Lot 1 that is located 479.50 feet south of the northeast corner of Gov. Lot. 1 and there ending, said parcel extends northwesterly to the water's edge of Portage Lake immediately northeast of the point of beginning, contains 1.17 acres more or less and is subject to reservations, restrictions and easements that are of record.

All that portion of the Northwest quarter of the Northeast quarter (NW1/4 of NE1/4, Section Twenty-four (24), Township One Hundred Thirty-nine (139), Range Thirty (30), lying and being Northwesterly of State Highway No. 87 as at present established across said Northwest quarter of the Northeast quarter (NW1/4 of NE1/4).

PROPOSED LEGAL DESCRIPTIONS:

TRACT A:

That part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West Cass County Minnesota, Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet to the point of beginning of the tract to be described; thence reversing South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87; thence North 32 degrees 49 minutes 45 seconds East 174.49 feet along said centerline of State Highway No. 87; thence northeasterly 250.51 feet on a tangential curve concave to the southeast, having a central angle of 45 degrees 33 minutes 58 seconds and a radius of 315.00 feet, along said centerline of State Highway No. 87 to its intersection with the north line of said NW1/4-NE1/4; thence South 89 degrees 22 minutes 57 seconds West 485 feet, more or less, along said north line of the NW1/4-NE1/4 and along the north line of said Government Lot 1 to the shore of Big Portage Lake; thence southwesterly along said shore of Big Portage Lake to its intersection with the line that bears North 42 degrees 35 minutes 45 seconds West from the point of beginning; thence South 42 degrees 35 minutes 45 seconds East 141 feet, more or less, to the point of beginning.

Together with and subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the point of beginning of the easement to be described; thence reversing South 42 degrees 35 minutes 45 seconds East 66.16 feet; thence South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87 and said centerline of easement terminating. Sidelines of said easement are to be prolonged or shortened to terminate at said centerline of state highway No. 87.

Subject to other easements, reservations or restrictions of record, if any.

TRACT B

That part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West Cass County Minnesota, Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet to the point of beginning of the tract to be described; thence reversing South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87; thence South 32 degrees 49 minutes 45 seconds West 92.71 feet along said centerline; thence southwesterly 216.91 feet on a tangential curve concave to the southeast, having a central angle of 26 degrees 09 minutes 49 seconds and a radius of 475.00 feet, along said centerline of State Highway No. 87 to its intersection with said east line of Government Lot 1; thence North 00 degrees 09 minutes 12 seconds East 80.70 feet along said east line of Government Lot 1 to a point on said east line of Government Lot 1 that is 479.50 feet south of the northeast corner of said Government Lot 1; thence North 31 degrees 58 minutes 06 seconds West 407 feet, more or less, to the shore of Big Portage Lake; thence northeasterly along said shore of Big Portage Lake to its intersection with the line that bears North 42 degrees 35 minutes 45 seconds West from the point of beginning; thence South 42 degrees 35 minutes 45 seconds East 141 feet, more or less, to the point of beginning.

Together with and subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the point of beginning of the easement to be described; thence reversing South 42 degrees 35 minutes 45 seconds East 66.16 feet; thence South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87 and said centerline of easement terminating. Sidelines of said easement are to be prolonged or shortened to terminate at said centerline of state highway No. 87.

Subject to other easements, reservations or restrictions of record, if any.

PROPOSED INGRESS AND EGRESS EASEMENT DESCRIPTION:

A 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 1 and that part of the Northwest Quarter of the Northeast Quarter (NW1/4-NE1/4) Section 24, Township 139 North, Range 30 West, Cass County Minnesota, the centerline of said easement is described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 12 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 213.76 feet along the east line of said Government Lot 1; thence North 48 degrees 19 minutes 39 seconds West 54.53 feet; thence North 42 degrees 35 minutes 45 seconds West 66.16 feet to the point of beginning of the easement to be described; thence reversing South 42 degrees 35 minutes 45 seconds East 66.16 feet; thence South 48 degrees 19 minutes 39 seconds East 76.12 feet; thence South 63 degrees 55 minutes 38 seconds East 117.85 feet to the centerline of State Highway No. 87 and said centerline of easement terminating. Sidelines of said easement are to be prolonged or shortened to terminate at said centerline of state highway No. 87.

Subject to other easements, reservations or restrictions of record, if any.

SURVEYORS NOTES:

THE PIDS FOR THE SUBJECT PROPERTY ARE 34-024-2119 AND 34-024-1203.

THE PHYSICAL ADDRESS FOR THE SUBJECT PROPERTY IS 2568 STATE 87 NW, BACKUS, MN 56435.

SUBJECT PROPERTY IS LOCATED WITHIN THE SHORELAND ZONING DISTRICT ACCORDING TO THE CASS COUNTY ONLINE GIS MAPPING.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES.

SETBACKS ARE ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE DATED 06-01-2023.

ACCORDING TO THE PROPERTY REVIEW ON MAY 09, 2024 COMPLETED BY JOEY GOEDEN, CERTIFIED WETLAND DELINEATOR NO. 1311, THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY = 132,030± SQ. FT. (3.03± ACRES)

TOTAL AREA OF THE SUBJECT PROPERTY LESS RIGHT OF WAY = 111,220 SQ. FT. (2.55± ACRES)

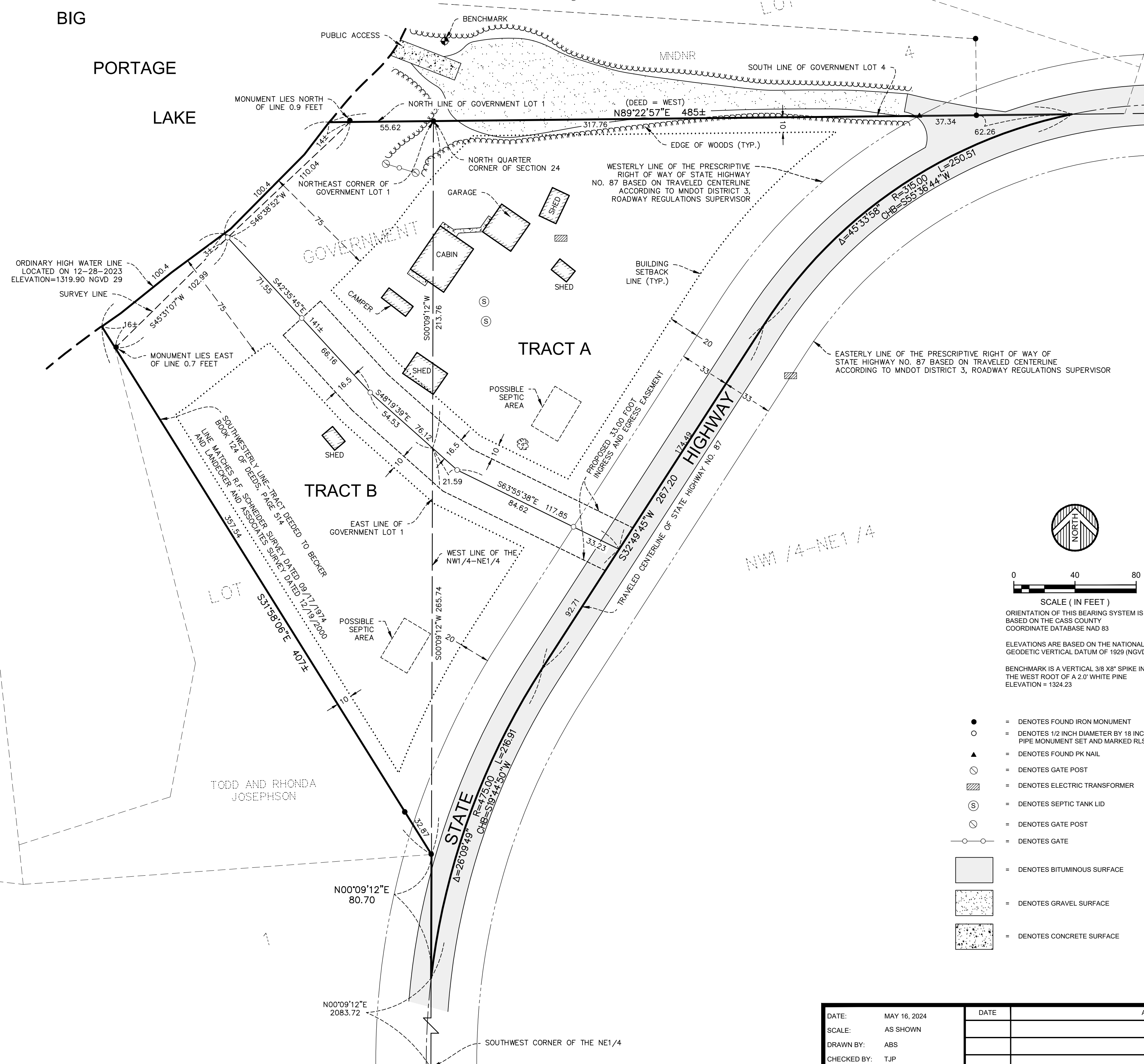
TOTAL AREA OF TRACT A = 77,093 SQ. FT.

TOTAL BUILDABLE AREA OF TRACT A = 39,363 SQ. FT.

TOTAL AREA OF TRACT B = 54,898 SQ. FT.

TOTAL BUILDABLE AREA OF TRACT B = 26,020 SQ. FT.

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- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122
- ▲ = DENOTES FOUND PK NAIL
- ▽ = DENOTES GATE POST
- ⊞ = DENOTES ELECTRIC TRANSFORMER
- ⊙ = DENOTES SEPTIC TANK LID
- ⊖ = DENOTES GATE POST
- ⊕ = DENOTES GATE
- ▭ = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES GRAVEL SURFACE
- ▩ = DENOTES CONCRETE SURFACE

DATE:	MAY 16, 2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	ADVANCED APPRAISAL 401K SOLO PLAN
SCALE:	AS SHOWN							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.	
DRAWN BY:	ABS							<i>Tyler J. Pogreba</i>	
CHECKED BY:	TJP								
FILE NUMBER:	2024-10536								DATE: 05/16/2024 LIC. NO. 60122

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