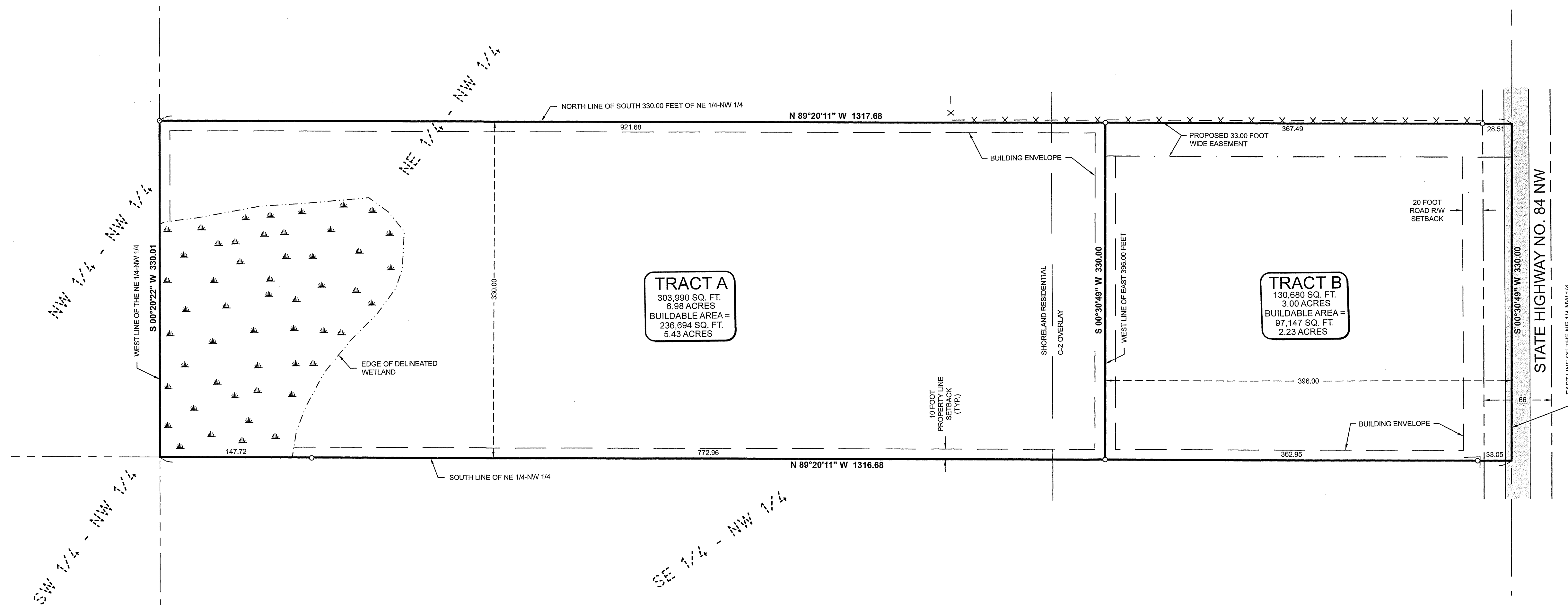


# CERTIFICATE OF SURVEY

THE SOUTH 330.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
SECTION 21, TOWNSHIP 139 NORTH, RANGE 29 WEST  
CASS COUNTY, MINNESOTA



**TRACT A**  
303,990 SQ. FT.  
6.98 ACRES  
BUILDABLE AREA =  
236,894 SQ. FT.  
5.43 ACRES

**TRACT B**  
130,680 SQ. FT.  
3.00 ACRES  
BUILDABLE AREA =  
97,147 SQ. FT.  
2.23 ACRES

### NOTES:

- Zoning for subject tract = Shoreland Residential w/C-2 overlay
- Parcel ID of subject parcel: 32-021-2101.
- The E911 address of subject parcel: None (vacant land).
- Wetland as shown are from delineation performed by Ben Meister, MN Certified Wetland Delineator No. 1031.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Stonemark Land Surveying, 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.

### LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING FENCE LINE
- DENOTES DELINEATED WETLANDS
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

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

### LEGAL DESCRIPTION PER DOCUMENT NUMBER A000476051

The South 330 feet of the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4), Section Twenty-one (21), Township One Hundred Thirty-nine (139), Range Twenty-nine (29), Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Reservations, Declarations, Covenants, Restrictions, and Easements, if any.

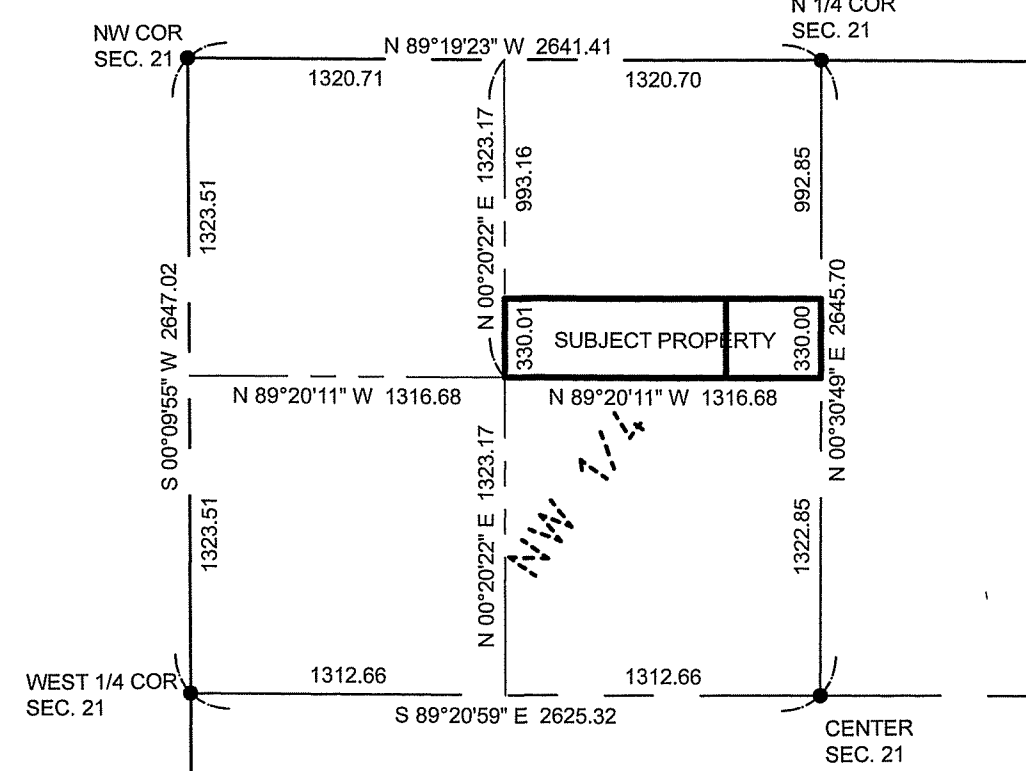
### PROPOSED BOUNDARY DESCRIPTIONS:

**TRACT A**  
That part of the south 330.00 feet of the Northeast Quarter of the Northwest Quarter, Section 21, Township 139 North, Range 29 West, Cass County, Minnesota, lying west of the east 396.00 feet thereof. Together with an easement for purposes of ingress and egress over and across the north 33.00 feet of the south 330.00 feet of the east 396.00 feet of said Northeast Quarter of the Northwest Quarter.

Subject to easements, restrictions and reservations of records.

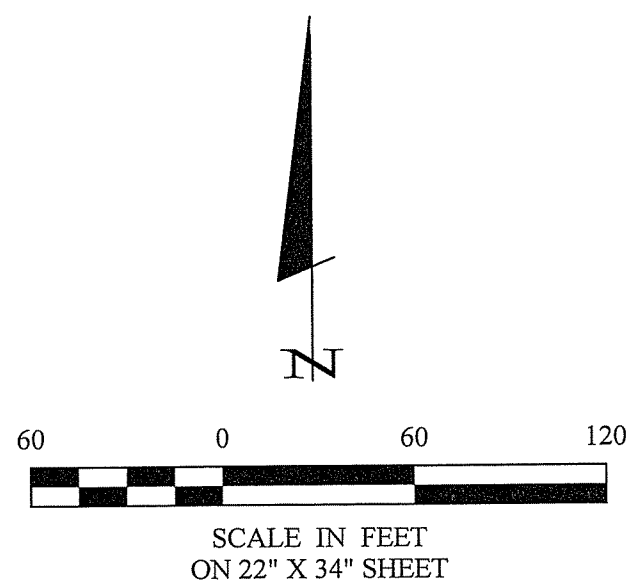
**TRACT B**  
The south 330.00 feet of the east 396.00 feet of the Northeast Quarter of the Northwest Quarter, Section 21, Township 139 North, Range 29 West, Cass County, Minnesota. Subject to an easement for purposes of ingress and egress over and across the north 33.00 feet of the south 330.00 feet of the east 396.00 feet of said Northeast Quarter of the Northwest Quarter.

Subject to easements, restrictions and reservations of records.



### VICINITY MAP

NOT TO SCALE



I HEREBY CERTIFY THAT THIS SURVEY IS AN ACCURATE AND COMPLETE REPRESENTATION OF THE SURVEYED LAND AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Patrick A. Trotter*  
PATRICK A. TROTTER, P.E. No. 41002  
DATE: 6-28-2024 I.L.C. NO. 41002

DATE	REVISIONS	BY
	DESCRIPTION	

PROJECT No.: 24002  
FILE NAME: C24002.dwg  
FIELD BOOK: PG.  
DATE: 6-28-2024  
SCALE: 1" = 60'  
HORZ.: NONE  
VERT.: NONE

PROJECT MANAGER: PAT  
CHECKED BY: CMH  
DRAWN BY: PAT

CERTIFICATE OF SURVEY  
Mike and Cheyenne Prosofski  
916 State 84 NW  
Pine River, MN 56474