

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION - (Parcel Nos.: 93-352-0340, 93-352-0345)
 Lots Eight (8) and Nine (9), Block Three (3), THE CROSSING, according to the recorded plat thereof, Cass County, Minnesota.

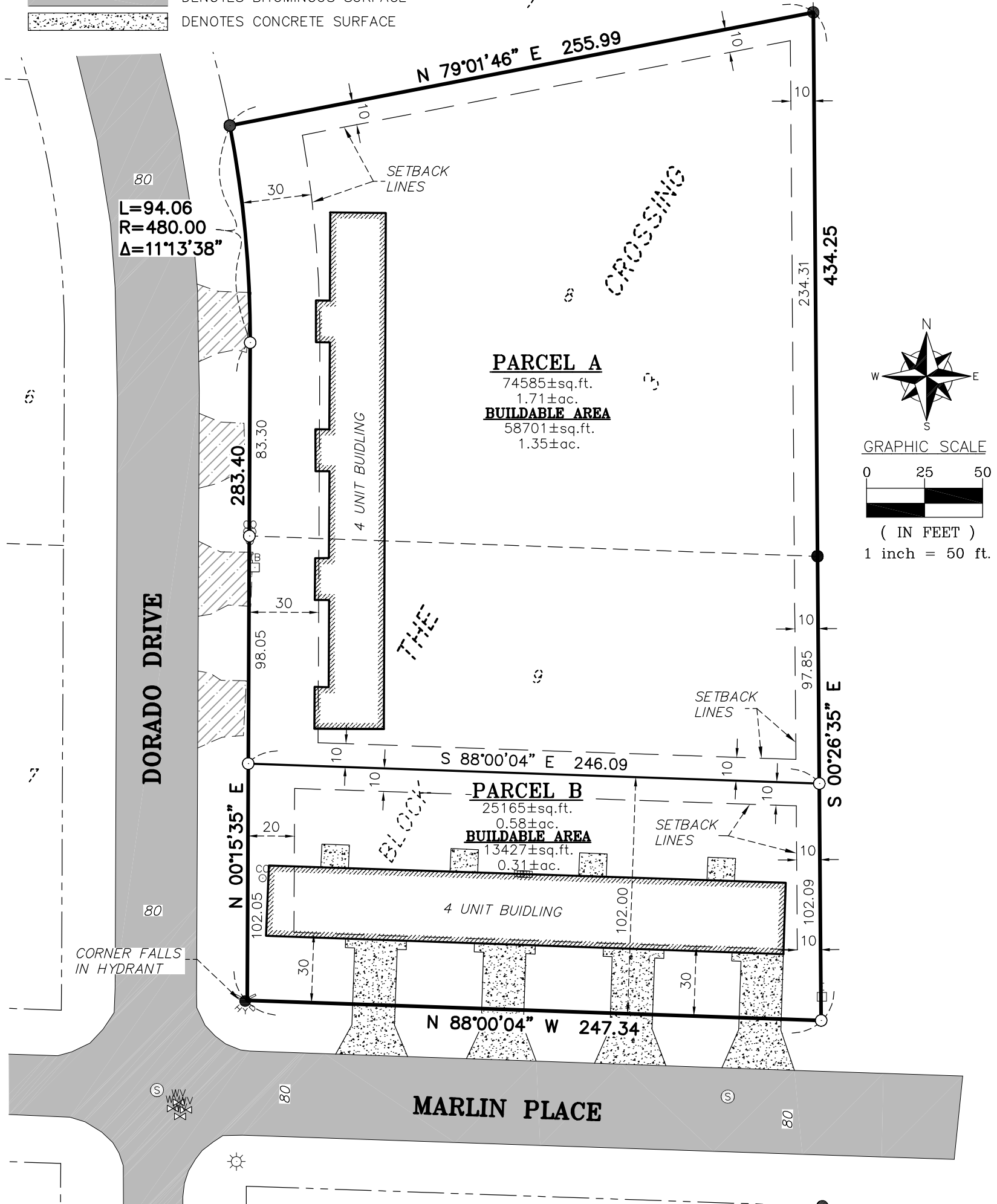
PROPOSED DESCRIPTION - (PARCEL "A")
 Lot Eight (8), and Lot Nine (9), Block Three (3), THE CROSSING, according to the recorded plat thereof, Cass County, Minnesota.
LESS AND EXCEPT:
 The South 102.00 feet of Lot Nine (9), Block Three (3), THE CROSSING, according to the recorded plat thereof, Cass County, Minnesota.
 Said parcel contains 1.71 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")
 The South 102.00 feet of Lot Nine (9), Block Three (3), THE CROSSING, according to the recorded plat thereof, Cass County, Minnesota.
 Said parcel contains 0.58 acres of land, more or less, and is subject to existing easements of record.

- SURVEYOR'S NOTES:**
- Bearing Orientation: Cass County Coordinate System South (NAD83).
 - The field survey was completed on 6/27/2024.
 - Arro Land Surveying of Brainerd, 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.
 - Wetlands may exist on subject property but were not identified in the preparation of this survey.
 - The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
 - Property Zoning: Rural Residential 2 (RR2)
 - Setback Requirements:
 Front Yard = 30 feet Corner Side Yard = 20 feet
 Side Yard = 10 feet Rear Yard = 10 feet

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- ◻ DENOTES ELECTRIC BOX
- ◻ DENOTES ELECTRIC METER
- ☀ DENOTES ELECTRIC LIGHT POLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES SEPTIC MANHOLE
- ⊙ DENOTES SEPTIC CLEANOUT
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE



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.

Dated this 8th day of July, 2024

By: *Jared A. Spaid*
 Jared A. Spaid, Minnesota License No. 59285



**BOUNDARY LINE
 ADJUSTMENT SURVEY**

**Lots 8 & 9, Block 3,
 THE CROSSING, Cass County, MN**

CLIENT:

Double V Properties, LLC

DRAWN BY: JAS	CHECKED BY: EEL		
APPROVED BY: JAS	JOB NUMBER: 24-112B		
NO.	DATE	BY	REVISION DESCRIPTION