CERTIFICATE OF SURVEY

EXISTING DESCRIPTION – (As Per Doc. No. 375656 – Parcel No.: 24–017–1401)

The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Seventeen (17), Township One Hundred Thirty–Three (133), Range Thirty–One (31), less Northern Pacific Railway right of way.

PROPOSED DESCRIPTION – (PARCEL "A")

The Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Seventeen (17), Township One Hundred Thirty–Three (133), Range Thirty–One (31), Cass County, Minnesota. Less Northern Pacific Railway right of way.

Also less and except that part of said SE1/4 NE1/4 described as follows: Beginning at the southeast corner of said SE1/4 NE1/4; thence North 00 degrees 14 minutes 17 seconds East, assumed bearing, along the east line of said SE1/4 NE1/4, a distance of 1327.28 feet, to the north line of said SE1/4 NE1/4; thence North 89 degrees 46 minutes 45 seconds West, along the north line of said SE1/4 NE1/4, a distance of 76.71 feet, to the centerline of 61st Avenue Southwest; thence South 03 degrees 28 minutes 10 seconds West, along said centerline, 1329.32 feet, to the south line of said SE1/4 NE1/4; thence South 89 degrees 44 minutes 33 seconds East, along said south line, 151.64 feet, to the point of beginning.

Said parcel contains 34.0 acres of land, more or less, and is subject to existing easements of record.

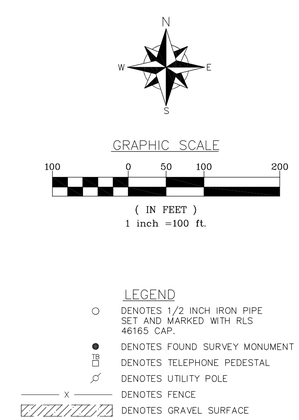
PROPOSED DESCRIPTION – (PARCEL "B")

That part of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Seventeen (17), Township One Hundred Thirty–Three (133), Range Thirty–One (31), Cass County, Minnesota, described as follows: Beginning at the southeast corner of said SE1/4 NE1/4; thence North 00 degrees 14 minutes 17 seconds East, assumed bearing, along the east line of said SE1/4 NE1/4, a distance of 1327.28 feet, to the north line of said SE1/4 NE1/4; thence North 89 degrees 46 minutes 45 seconds West, along the north line of said SE1/4 NE1/4, a distance of 76.71 feet, to the centerline of 61st Avenue Southwest; thence South 03 degrees 28 minutes 10 seconds West, along said centerline, 1329.32 feet, to the south line of said SE1/4 NE1/4; thence South 89 degrees 44 minutes 33 seconds East, along said south line, 151.64 feet, to the point of beginning.

Said parcel contains 3.4 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

1. *Bearing Orientation: The east line of SE1/4 NE1/4 of Section 17, Township 133, Range 31 is assumed to have a bearing of North 00 degrees 14 minutes 17 seconds East.*
2. *The field survey was completed on 5/17/2019.*
3. *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.*
4. *Wetlands may exist on subject property but were not identified in the preparation of this survey.*
5. *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.*
6. *Property Zoning: Rural Residential 2.5 (RR–2.5)*
7. *Setback Requirements:*
   Road R/W = 20 feet Property Line = 10 feet
8. *It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.*
9. *Parcel B is not considered to be a buildable lot on its own and is attached to and indivisible from the Southwest Quarter of the Northwest Quarter of Section 16, Township 133, Range 31, Cass County, Minnesota. Parcel No. 24–016–2100.*



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 3rd day of June 2019

By: Mark T. Downing

Mark T. Downing, Minnesota License No. 46165

ARRO
Land Surveying of Brainerd, INC.
2004 Dakota Rd. Brainerd, MN 56401 (218)829-4477
21 1st Ave. SW. Staples, MN 56479 (320)894-4267

BOUNDARY SURVEY

Part of the SE1/4 NE1/4
Sec. 17, T133, R31
Cass County, MN

CLIENT:

Patrick Bienusa

DRAWN BY: MTD CHECKED BY: FEL

APPROVED BY: MTD JOB NUMBER: 19–0648

NO.	DATE	BY	REVISION DESCRIPTION