



Surveyors Notes

The property address for the subject property is:

Not yet assigned

The Parcel Number for the subject property is 24-130-1101

The current zoning classification for the subject property is Shoreland Residential

This survey was completed without the benefit of a current title commitment or title opinion. Kramer Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to the premises property are depicted on this survey.

Existing legal description

The northeast Quarter of Section 30, Township 134 North, Range 31 West, Cass County, Minnesota.

EXCEPT All that part of the NE ¼ of NE ¼ Sec 30-134-31 which lies within a distance of 100 feet westerly and 70 feet easterly of the following described line:

Beginning at a point on the North line of Sec 30, distant 800 feet west of the NE corner thereof, thence run southerly at an angle of 90 deg 00' with said North Section line for 783 feet and there terminating, excepting the right of way of existing highway.

Tract A legal description

The Northeast Quarter of Section 30, Township 134 North, Range 31 West, Cass County, Minnesota.

EXCEPT all that part of the Northeast Quarter of the Northeast Quarter of said Section 30 which lies within a distance of 100 feet westerly and 70 feet easterly of the following described line:

Beginning at a point on the north line of Section 30, distant 800 feet west of the northeast corner thereof; thence run southerly at an angle of 90 degrees 00 minutes 00 seconds with the north line of said Section 30 for 783.00 feet, and there terminating.

ALSO EXCEPT that part of the South 1213.00 feet of said Northeast Quarter of Section 30 which lies easterly of the centerline of Mosquito Creek.

Said tract contains 108.7 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract B legal description

That part of the South 1213.00 feet of the Northeast Quarter of Section 30, Township 134 North, Range 31 West, Cass County, Minnesota, which lies easterly of the centerline of Mosquito Creek.

Said tract contains 46.0 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

CERTIFICATE OF SURVEY
Property Boundary Survey
Daryl Leach
County of Cass, State of Minnesota
Located in Section 30, Township 134 North, Range 31 West

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: *James Kramer* Date: 09/03/2024
James Kramer, MN License No. 23668

KLD
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PROJECT NO. LEACDZ401

NO.	REVISIONS SINCE INITIAL DATE OF	DATE