

- PROPERTY BOUNDARY MONUMENT LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
 - FOUND IRON MONUMENT
 - ⊙ GOVERNMENT SECTION CORNER MONUMENT
 - x COMPUTED POSITION

Surveyors Notes

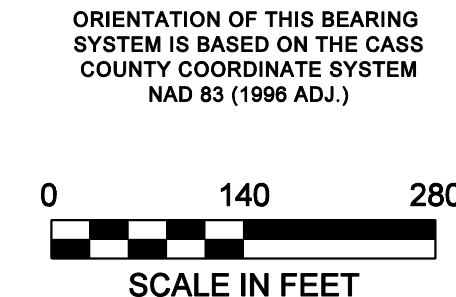
The property address for the subject property is:
 13129 25th Avenue Southwest
 Pillager, MN 56473

The Parcel Number for the subject property is 41-214-4202 & 41-214-4201.

The current zoning classification for the subject property is Shoreland District & Rural Residential 2.5.

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.

All structure setbacks should be verified with Cass County prior to any construction.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
 SURVEYING • ENGINEERING • PLANNING
 BRAINERD ST. CLOUD

I 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* 08/07/2024
 Date

PROJECT NO. MUDGS2401

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Scott & Dawn Mudgett
 Section 14, Township 133 North, Range 30 West
 Cass County, Minnesota

Sheet No. 1 of 1

Legal Description per Document Number A000600344

That part of Government Lot 1 and Government Lot 6 located in Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 14; thence North 89 degrees 10 minutes 50 seconds West, bearings are based on Cass County coordinate system, along the north lines of the Northeast Quarter of the Southeast Quarter and Government Lot 6 of said Section 14, a distance of 2680.38 feet to the northwest corner of Government Lot 6, the point of beginning; thence reversing course South 89 degrees 10 minutes 50 seconds East, along the north line of said Government Lot 6, a distance of 1178.17 feet to the intersection with the west line of the East 162.00 feet of said Government Lot 6; thence South 00 degrees 07 minutes 23 seconds West, along said west line, a distance of 1344.35 feet to the intersection with the westerly extension of the north line of Government Lot 7 of said Section 14; thence South 89 degrees 50 minutes 30 seconds East, along said westerly extension, a distance of 162.00 feet to the northwest corner of said Government Lot 7; thence South 89 degrees 50 minutes 30 seconds East, along the west line of said Government Lot 7, a distance of 354.57 feet; thence North 89 degrees 41 minutes 40 seconds West, a distance of 229.82 feet; thence South 16 degrees 55 minutes 39 seconds 39 seconds West, a distance of 399 feet, more or less, to the northerly bank of the Crow Wing River; thence westerly and northwesterly along said northerly bank to the intersection with a line which bears South 64 degrees 45 minutes 36 seconds West from the point of beginning; thence North 64 degrees 45 minutes 36 seconds East, a distance of 64.7 feet, more or less, to the point of beginning

Subject to an easement for ingress, egress and utility purposes over, under and across the North 33.00 feet of Government Lot 6 of said Section 14.

Also subject an easement for ingress, egress and utility purposes over, under and across that part of the East 33.00 feet of Government Lot 1 of said Section 16 which lies northerly of the westerly extension of the south line of the North 33.00 feet of Government Lot 6 of said Section 14.

Said tract contains 60.9 acres, more or less, and is subject to reservations, restrictions and easements of record, if any.

Legal Description per Document Number A000648449

That part of Government Lot 6 and Government Lot 7 Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 18 minutes 20 seconds West, bearing are being base on the Cass County coordinate system, along the east line of said Government Lot 7, a distance of 759.00 feet, the point of beginning of the tract to be described; thence reversing course, North 00 degrees 18 minutes 20 seconds East, along said east line, a distance of 66.00 feet; thence North 89 degrees 41 minutes 40 seconds West, a distance of 1,333.66 feet, to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 335.00 feet, said point being 354.57 feet southerly of the northwest corner of said Government Lot 7; thence North 89 degrees 41 minutes 40 seconds West, a distance of 229.82 feet; thence South 16 degrees 55 minutes 39 seconds West, a distance of 399 feet, more or less, to the intersection with the northerly shoreline of the Crow Wing River; thence southeasterly along said northerly shoreline to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 173 feet, more or less, to the intersection with a line that bears North 89 degrees 41 minutes 40 seconds West from the point of beginning; thence South 89 degrees 41 minutes 40 seconds East, a distance of 1,333.45 feet to the point of beginning.

Said tract contains 5.19 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Proposed Legal Description Tract A

That part of Government Lot 1 and Government Lot 6 Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of Government Lot 7, in said Section 14; thence South 00 degrees 18 minutes 20 seconds West, bearing are being based on the Cass County coordinate system, along the east line of said Government Lot 7, a distance of 693.00 feet; thence North 89 degrees 41 minutes 40 seconds West, a distance of 1,333.66 feet, to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 335.00 feet, said point being 354.57 feet southerly of the northwest corner of said Government Lot 7; thence North 89 degrees 41 minutes 40 seconds West, a distance of 438.54 feet to the point of beginning; thence reversing course South 89 degrees 41 minutes 40 seconds East, a distance of 438.54 feet to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 1344.35 feet to the intersection with the north line of said Government Lot 6; thence North 89 degrees 10 minutes 50 seconds West, along said north line, a distance of 1178.17 feet to the northwest corner of said Government Lot 6; thence South 64 degrees 45 minutes 36 seconds West, a distance of 652 feet, more or less to the intersection with the northerly shoreline of the Crow Wing River; thence southeasterly along said northerly shoreline to the intersection with a line which bears South 16 degrees 55 minutes 42 seconds West from the point of beginning; thence North 16 degrees 55 minutes 42 seconds East, a distance of 290 feet, more or less, to the point of beginning.

Said tract contains 59.6 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Proposed Legal Description Tract B

That part of Government Lot 6 and Government Lot 7 Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 18 minutes 20 seconds West, bearing are being base on the Cass County coordinate system, along the east line of said Government Lot 7, a distance of 759.00 feet, the point of beginning of the tract to be described; thence reversing course, North 00 degrees 18 minutes 20 seconds East, along said east line, a distance of 66.00 feet; thence North 89 degrees 41 minutes 40 seconds West, a distance of 1,333.66 feet, to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 335.00 feet, said point being 354.57 feet southerly of the northwest corner of said Government Lot 7; thence North 89 degrees 41 minutes 40 seconds West, a distance of 438.54 feet; thence South 16 degrees 55 minutes 42 seconds West, a distance of 290 feet, more or less, to the intersection with the northerly shoreline of the Crow Wing River; thence southeasterly along said northerly shoreline to the intersection with the west line of said Government Lot 7; thence North 00 degrees 07 minutes 23 seconds East, along said west line, a distance of 173 feet, more or less, to the intersection with a line that bears North 89 degrees 41 minutes 40 seconds West from the point of beginning; thence South 89 degrees 41 minutes 40 seconds East, a distance of 1,333.45 feet to the point of beginning.

Said tract contains 6.80 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.