

CERTIFICATE OF SURVEY

EXISTING DESCRIPTION - (As Per Doc. No. A000632008 - Parcel No.: 41-207-4409)

That part of the South 850.00 feet of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota. Lying easterly of the following described line: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said line; thence North 00 degrees 08 minutes 27 seconds East, 1317.53 feet, to the north line of said East Half of the Southeast Quarter of the Southeast Quarter and there terminating said line.

Subject to an easement for State Highway No. 210 along the south line of the above described tract.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

PROPOSED DESCRIPTION - (PARCEL 'A')

That part of the North 377.00 feet of the South 850.00 feet of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota. Lying easterly of the following described line: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said line; thence North 00 degrees 08 minutes 27 seconds East, 1317.53 feet, to the north line of said East Half of the Southeast Quarter of the Southeast Quarter and there terminating said line.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

Said parcel contains 2.5 acres of land, more or less, and is subject to existing easements of record.

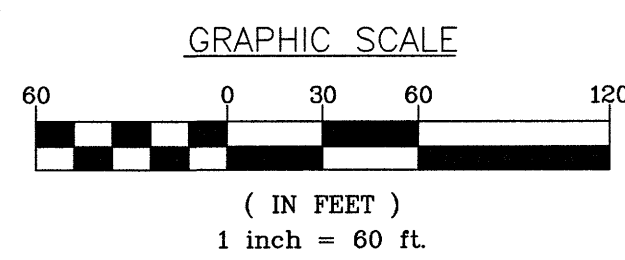
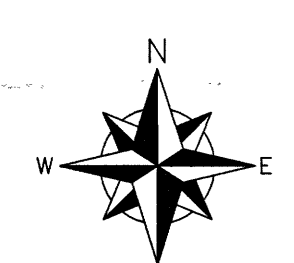
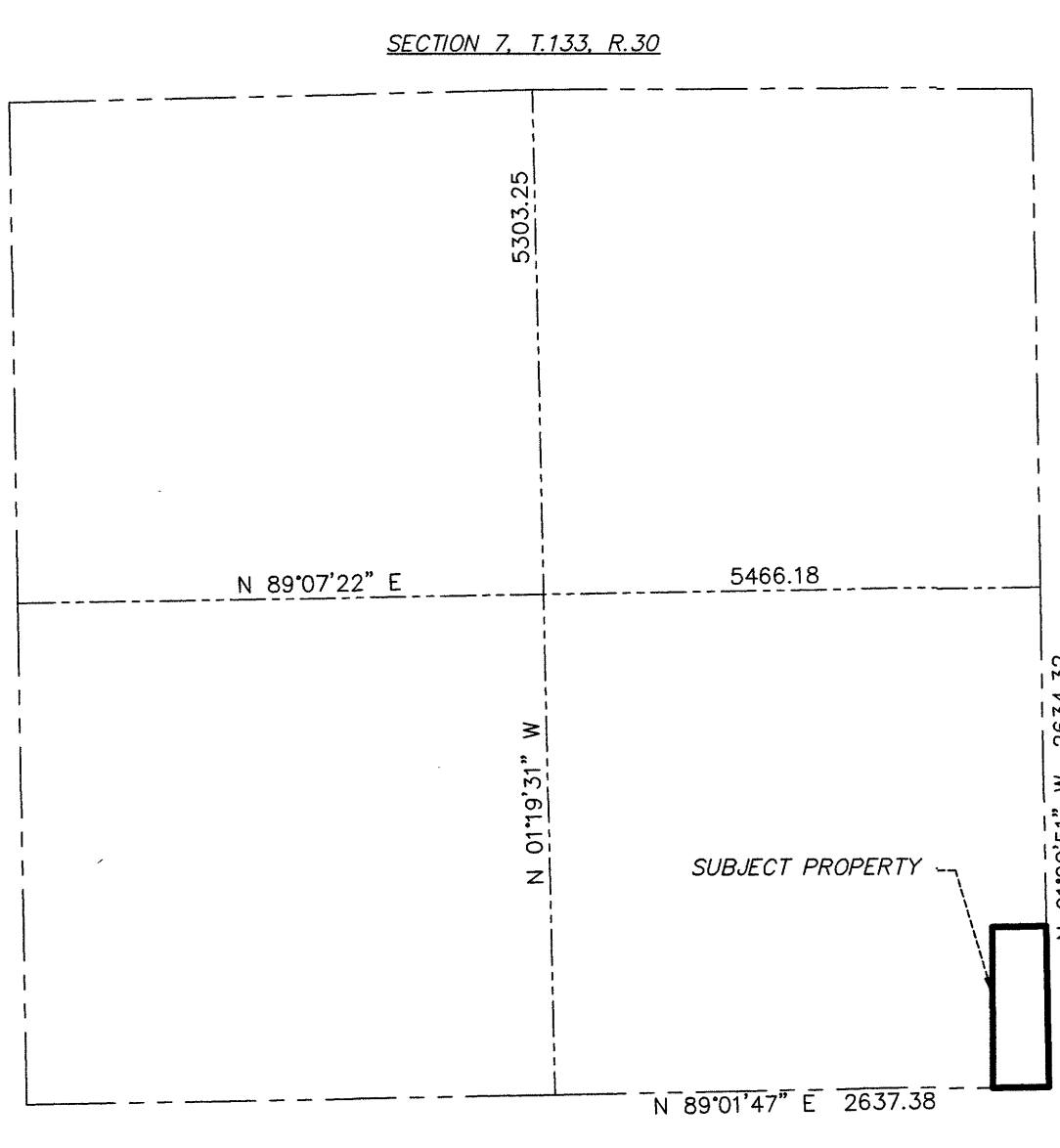
PROPOSED DESCRIPTION - (PARCEL 'B')

That part of the South 473.00 feet of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota. Lying easterly of the following described line: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said line; thence North 00 degrees 08 minutes 27 seconds East, 1317.53 feet, to the north line of said East Half of the Southeast Quarter of the Southeast Quarter and there terminating said line.

Subject to an easement for State Highway No. 210 along the south line of the above described tract.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

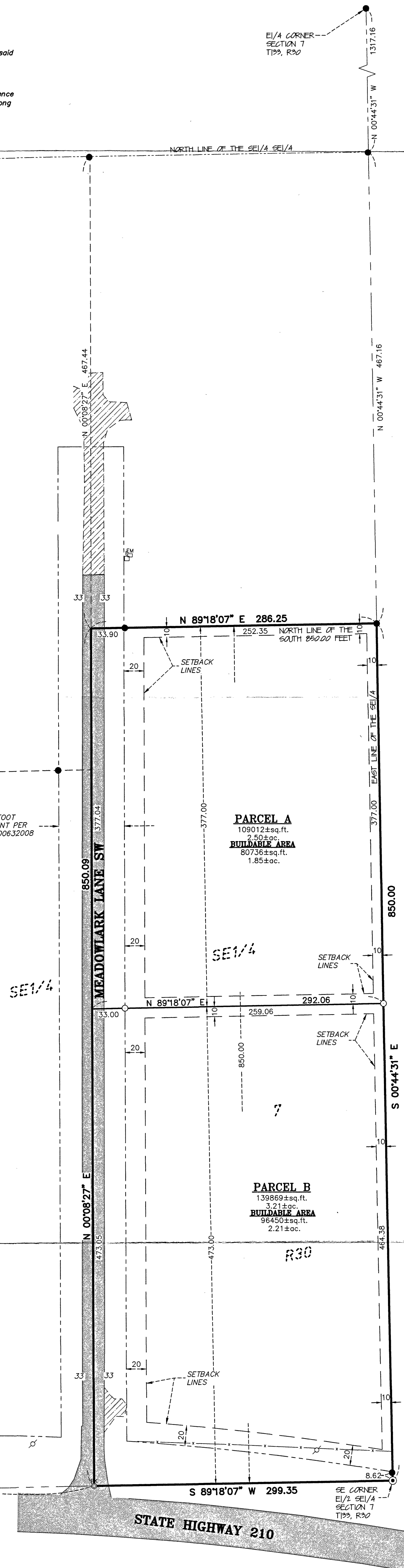
Said parcel contains 3.2 acres of land, more or less, and is subject to existing easements of record.



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - ⊙ DENOTES FOUND CAST IRON MONUMENT
 - ⊗ DENOTES PK NAIL
 - ⊕ DENOTES ELECTRIC BOX
 - ⊖ DENOTES ELECTRIC METER
 - ⊙ DENOTES UTILITY POLE
 - ⊕ DENOTES FENCE
 - ▨ DENOTES GRAVEL SURFACE
 - ▩ DENOTES BITUMINOUS SURFACE

SURVEYOR'S NOTES:

1. Bearing Orientation: The south line of SE1/4 of Section 7, Township 133, Range 30 is assumed to have a bearing of North 89 degrees 18 minutes 07 seconds East.
2. The field survey was completed on 6/14/2024.
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. It was verified that there are no wetlands present on the site by Ben Meister, Certified Wetland Delineator, on April 28th, 2017.
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.
7. Property Zoning: Sylvan Commercial-B2
8. Setback Requirements:
Road R/W = 20 feet
Property Line = 10 feet



DRAWN BY: JAS		CHECKED BY: EEL	
APPROVED BY: JAS		JOB NUMBER: 24-097B	
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
Tommy Etzler

**ADMINISTRATIVE
SUBDIVISION SURVEY**
Part of the SE1/4
Sec. 7, T.133, R30
Crow Wing County, MN



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 19th day of June 2024

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