

Certificate of Survey

Part of Government Lot 6 and Government Lot 7
Section 14, Township 133 North, Range 30 West,
Cass County, Minnesota.

Legal Description

That part of Government Lot 7 Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, lying northerly of the following described line:

Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 18 minutes 20 seconds West, bearing are being based on the Cass County coordinate system, along the east line of Government Lot 7, a distance of 693.00 feet, the point of beginning of the line to be described; 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, and said line there terminating.

EXCEPT

The North 270.00 feet of the East 700.00 feet of said Government Lot 7.

Legal Description per Document Number A000648447

The North 270.00 feet of the East 700.00 feet of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota.

Proposed Legal Description - Tract A:

The North 270.00 feet of Government Lot 7, Section 14, Township 133 North, Range 30 West, Cass County, Minnesota.

Said tract contains 8.2 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 7 Section 14, Township 133 North, Range 30 West, Cass County, Minnesota, lying northerly of the following described line:

Commencing at the northeast corner of said Government Lot 7; thence South 00 degrees 18 minutes 20 seconds West, bearing are being based on the Cass County coordinate system, along the east line of Government Lot 7, a distance of 693.00 feet, the point of beginning of the line to be described; 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, and said line there terminating.

EXCEPT

The North 270.00 feet said Government Lot 7.

Said tract contains 12.9 acres, more or less, and is subject to any restrictions, reservation, and easements of record, if any.

Surveyors Notes

The property address for the subject property is:

13105 25th Avenue Southwest
Pillager, MN 56473

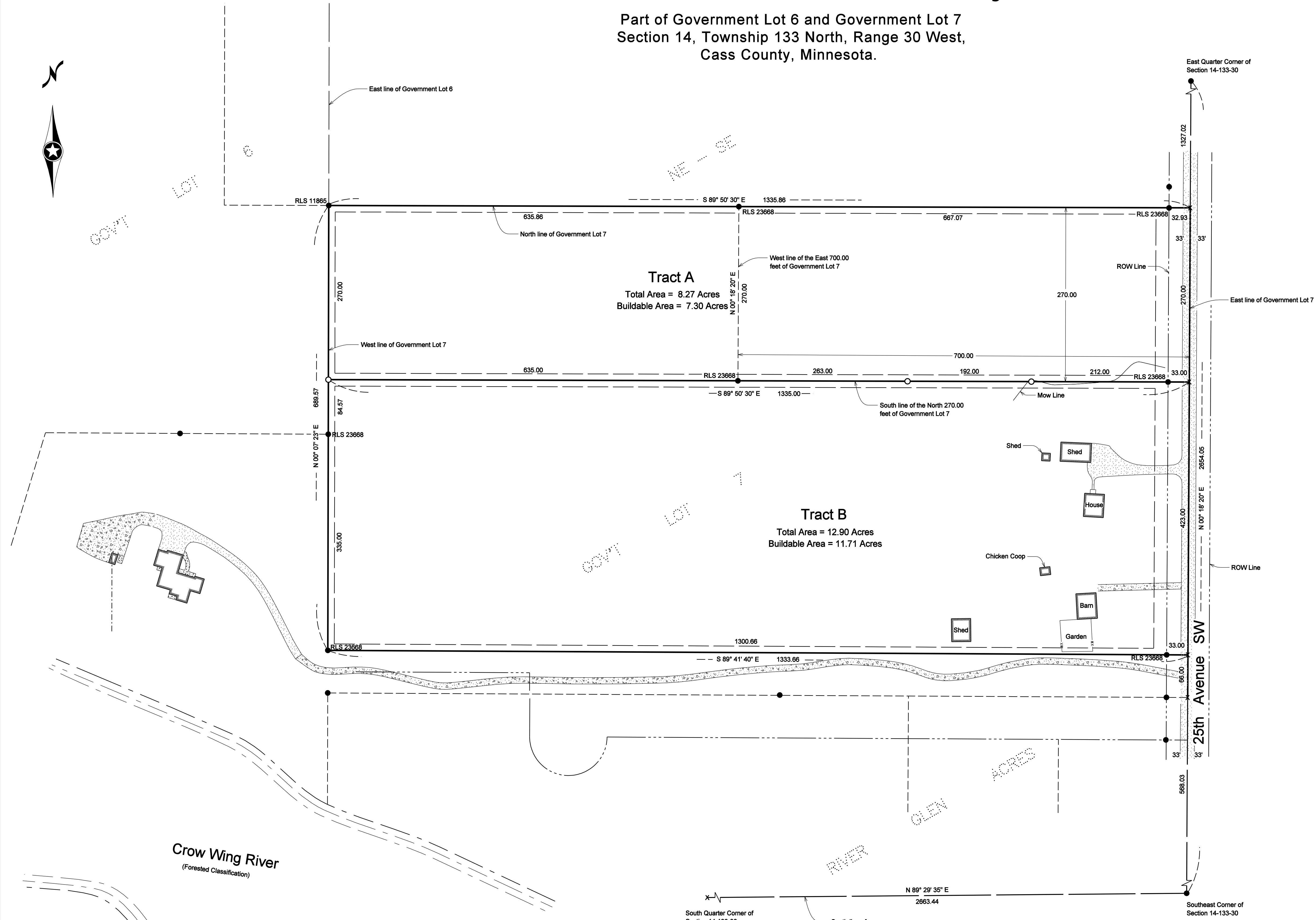
The Parcel Number for the subject property is 41-214-4404 & 41-214-4409.

The current zoning classification for the subject property 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.

No wetlands were found on Tract A on 9-21-2024 by Kyle Cherne, Minnesota Certified Wetland Delineator #1190.

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



LEGEND	
LIFT STATION	⊠
WELL	⊗
TANK (As Specified)	⊙
SEWER CLEANOUT	⊞
UTILITY PEDESTAL	⊠
UTILITY METER	⊗
Denotes iron monument found	●
Denotes 1/2" iron pipe set and marked by License No. 23668	○


Orientation of this bearing system is the Cass County coordinate system.



Client Name: Jeff Groves

Survey By:	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.
Drawn By:	
Checked By:	SIGNATURE: <i>James Kramer</i> DATE: 10-16-2024 JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. GROVJ2401



No.	Date	REVISIONS