


CERTIFICATE OF SURVEY

2644.36

S 88°28'38" W

N 1/4 CORNER
SECTION 16, T.133, R.30
CAL. DOC. NO.: A000491817
FOUND 2" I.P.

NW CORNER
SECTION 16, T.133, R.30
CAL. DOC. NO.: A000491816
FOUND 2" I.P.

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 23rd day of December 2024
By:  Jared A. Spald, Minnesota License No. 59285

EXISTING DESCRIPTION - (As Per Doc. No. - A000557720 Parcel No.: 41-216-2300)

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Sixteen (16), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota, except that part described as follows: That part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) Section Sixteen (16), Township One Hundred Thirty-three (133), Range Thirty (30), described as follows: Commencing at a point on the South line of the said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), 330.00 feet East of the Southwest corner thereof, the point of beginning; thence West along said South line 330.00 feet to the Southwest corner thereof; thence North along the West line thereof a distance of 571.5 feet; thence Easterly parallel to the South line thereof a distance of 380.00 feet; thence Southwesterly to the point of beginning.

PROPOSED DESCRIPTION - (PARCEL 'A')

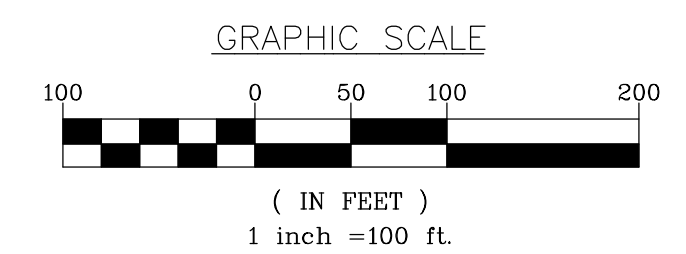
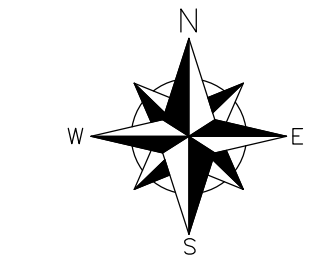
The East 864.00 feet of the South 505.00 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), Section Sixteen (16), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.
Said parcel contains 10.02 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL 'B')

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Sixteen (16), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota, except that part described as follows: Beginning at a point on the South line of the said SW1/4 NW1/4 a distance of 330.00 feet East of the Southwest corner thereof; thence West along said South line 330.00 feet to the Southwest corner thereof; thence North along the West line thereof a distance of 571.5 feet; thence Easterly parallel to the South line thereof a distance of 380.00 feet; thence Southwesterly to the point of beginning.
The East 864.00 feet of the South 505.00 feet of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), Section Sixteen (16), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.
Said parcel contains 25.80 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: Cass County South Coordinate System (NAD83).
- The field survey was completed on 12/19/2024. There was approximately 2 inches of snow cover across the property being surveyed.
- 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.
- Wetlands may exist on subject property but were not identified in the preparation of this survey.
- 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.
- Property Zoning: Sylvan Commercial
- Setback Requirements:
Front Yard (State Road) = 50 feet Front Yard (Township Road) = 20 feet
Interior Lot Line = 20 feet Rear Yard = 40 feet
- The buildable areas as shown do not account for any area that is within the ACUB conservation easement and wetlands.

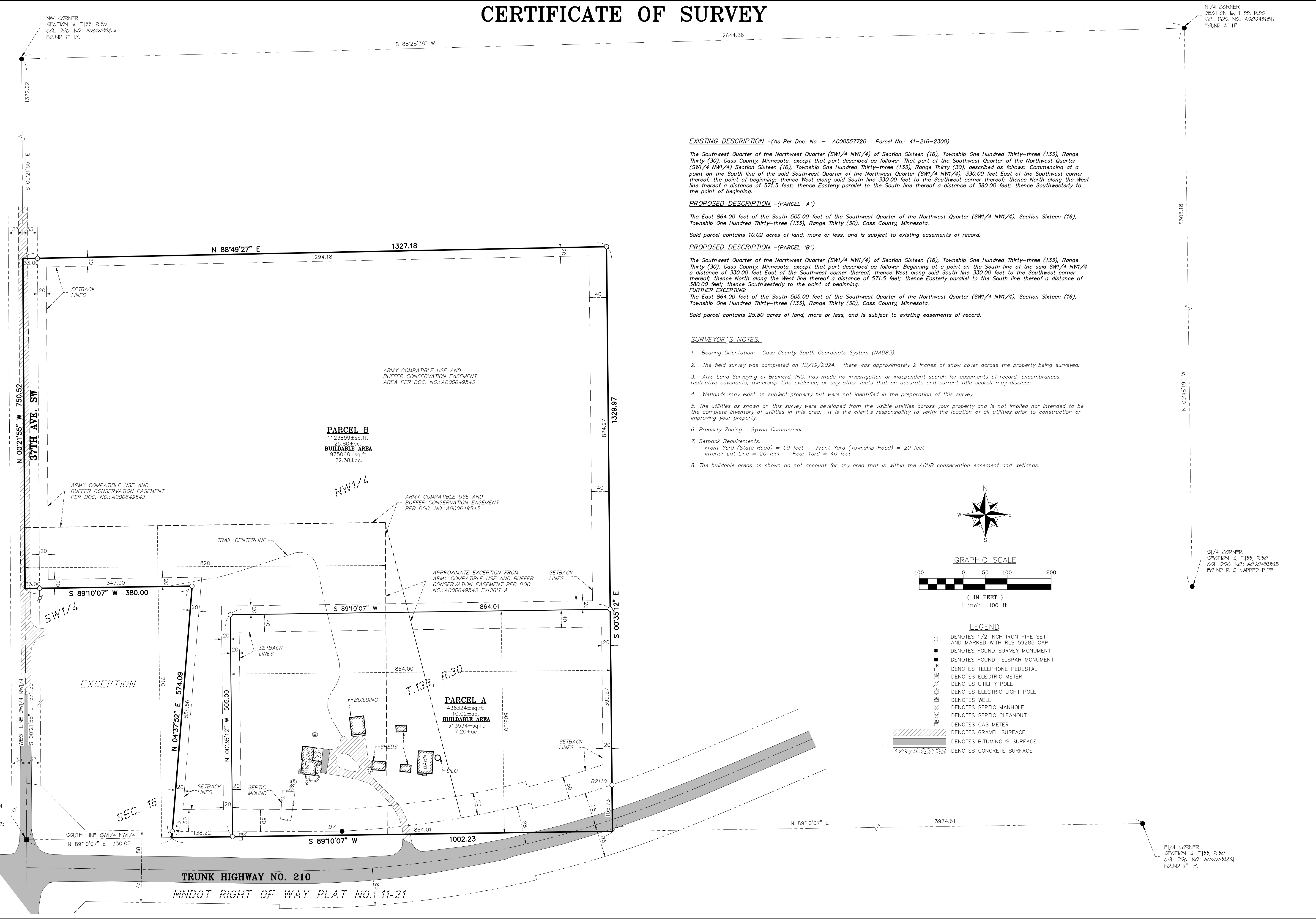


LEGEND

○	DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
●	DENOTES FOUND SURVEY MONUMENT
■	DENOTES FOUND TELSPAR MONUMENT
○	DENOTES TELEPHONE PEDESTAL
○	DENOTES ELECTRIC METER
○	DENOTES UTILITY POLE
○	DENOTES ELECTRIC LIGHT POLE
○	DENOTES WELL
○	DENOTES SEPTIC MANHOLE
○	DENOTES SEPTIC CLEANOUT
○	DENOTES GAS METER
▨	DENOTES GRAVEL SURFACE
▩	DENOTES BITUMINOUS SURFACE
▧	DENOTES CONCRETE SURFACE

S 1/4 CORNER
SECTION 16, T.133, R.30
CAL. DOC. NO.: A000491805
FOUND RLS CAPPED PIPE

E 1/4 CORNER
SECTION 16, T.133, R.30
CAL. DOC. NO.: A000491801
FOUND 2" I.P.



ADMINISTRATIVE
SUBDIVISION SURVEY
Part of the SW1/4 NW1/4
Sec. 16, T.133, R.30
Cass County, MN

CLIENT:
John & Avis Lee Trustees
3602 State Hwy 210 SW
Pillager, MN 56437

DRAWN BY: JAS	CHECKED BY: JAS		
CREW LEAD: KG, BS	JOB NUMBER: 24-2259		
NO.	DATE	BY	REVISION DESCRIPTION