

# Certificate of Survey

Part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota.

**Proposed Legal Description for Tract A:**

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the northwest corner of said Section 13; thence North 89 degrees 47 minutes 14 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 13, a distance of 600.00 feet; thence South 00 degrees 12 minutes 46 seconds East, a distance of 726.92 feet to the intersection with the north line of the South 600.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 44 minutes 33 seconds West, along said north line, a distance of 273.31 feet to the intersection with the east line of the West 330.00 feet of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 03 minutes 13 seconds East, along said east line, a distance of 330.00 feet to the intersection with the north line of the South 930.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 44 minutes 33 seconds West, along said north line, a distance of 330.00 feet to the intersection with the west line of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 03 minutes 13 seconds East, along said west line, a distance of 397.39 feet to the point of beginning.

Subject to a 33.00-foot easement for ingress and egress over the Northwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of said Section 13; thence North 89 degrees 47 minutes 14 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 13, a distance of 569.02 feet to the point of beginning of the centerline to be described; thence South 05 degrees 16 minutes 26 seconds East, a distance of 66.90 feet; thence South 07 degrees 28 minutes 45 seconds West, a distance of 121.27 feet; thence South 04 degrees 08 minutes 09 seconds East, a distance of 224.66 feet; thence South 44 degrees 09 minutes 36 seconds East, a distance of 127.06 feet; thence South 28 degrees 42 minutes 21 seconds East, a distance of 72.17 feet; thence South 00 degrees 26 minutes 22 seconds East, a distance of 95.70 feet; thence South 33 degrees 07 minutes 46 seconds West, a distance of 72.63 feet; thence South 13 degrees 03 minutes 50 seconds West, a distance of 31.20 feet; thence South 46 degrees 48 minutes 17 seconds West, a distance of 69.52 feet, and said centerline there terminating.

Said parcel contains 7.5 acres, more or less, and is subject to all easements, restrictions, or reservations of record, if any.

**Proposed Legal Description - Tract B:**

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 13; thence North 89 degrees 47 minutes 14 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 13, a distance of 600.00 feet; thence South 00 degrees 12 minutes 46 seconds East, a distance of 726.92 feet to the intersection with the north line of the South 600.00 feet of said Northwest Quarter of the Northwest Quarter, the point of beginning; thence continuing South 00 degrees 12 minutes 46 seconds East, a distance of 73.08 feet; thence North 89 degrees 47 minutes 14 seconds East, a distance of 500.00 feet; thence North 00 degrees 12 minutes 46 seconds West, a distance of 479 feet, more or less, to the northerly shoreline of Ondris Lake; thence northeasterly along said shoreline to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 18 minutes 09 seconds East along said east line to a point which is 500.00 feet northerly of the southeast corner of said Northwest Quarter of the Northwest Quarter; thence South 37 degrees 57 minutes 51 seconds West, a distance of 627.90 feet to the intersection of the south line of said Northwest Quarter of the Northwest Quarter and the northerly extension of the westerly line of Lot 12, Block 1, NORTH SYLVAN, as on file in the office of the Cass County Recorder; thence North 67 degrees 16 minutes 15 seconds West, a distance of 281.68 feet to the northeast corner of the South 110.00 feet of the West 653.00 feet of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 44 minutes 33 seconds West, along the north line of the South 110.00 feet of said Northwest Quarter of the Northwest Quarter, a distance of 170.00 feet to the intersection with the east line of the West 483.00 feet of said Northwest Quarter of the Northwest Quarter; thence North 00 degrees 03 minutes 13 seconds East along said east line, a distance of 490.01 feet to the north line of the South 600.00 feet of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 44 minutes 33 seconds East, along said north line, a distance of 120.38 feet to the point of beginning.

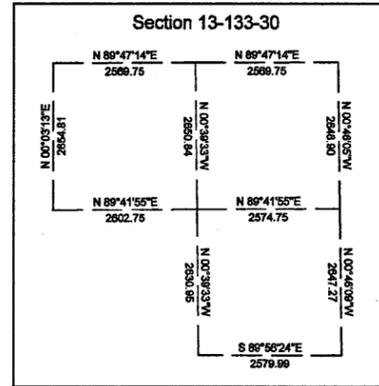
EXCEPT that part of said Northwest Quarter of the Northwest Quarter which lies within NORTH SYLVAN, as on file in the office of the Cass County Recorder.

Along with a 33.00-foot easement for ingress and egress over the Northwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at the northwest corner of said Section 13; thence North 89 degrees 47 minutes 14 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 13, a distance of 569.02 feet to the point of beginning of the centerline to be described; thence South 05 degrees 16 minutes 26 seconds East, a distance of 66.90 feet; thence South 07 degrees 28 minutes 45 seconds West, a distance of 121.27 feet; thence South 04 degrees 08 minutes 09 seconds East, a distance of 224.66 feet; thence South 44 degrees 09 minutes 36 seconds East, a distance of 127.06 feet; thence South 28 degrees 42 minutes 21 seconds East, a distance of 72.17 feet; thence South 00 degrees 26 minutes 22 seconds East, a distance of 95.70 feet; thence South 33 degrees 07 minutes 46 seconds West, a distance of 72.63 feet; thence South 13 degrees 03 minutes 50 seconds West, a distance of 31.20 feet; thence South 46 degrees 48 minutes 17 seconds West, a distance of 69.52 feet, and said centerline there terminating.

The sidelines of said easement shall be shortened or prolonged to terminate on the north line of said Section 13, and the northerly line of the above described tract.

Said parcel contains 9.5 acres, more or less, and is subject to all easements, restrictions, or reservations of record, if any.



**Easement Centerline**

Line: L1	Direction: S 5° 16' 26" E	Distance: 66.90
Line: L2	Direction: S 7° 28' 45" W	Distance: 121.27
Line: L3	Direction: S 4° 08' 09" E	Distance: 224.66
Line: L4	Direction: S 44° 09' 36" E	Distance: 127.06
Line: L5	Direction: S 28° 42' 21" E	Distance: 72.17
Line: L6	Direction: S 0° 26' 22" E	Distance: 95.70
Line: L7	Direction: S 33° 07' 46" W	Distance: 72.63
Line: L8	Direction: S 13° 03' 50" W	Distance: 31.20
Line: L9	Direction: S 46° 48' 17" W	Distance: 69.52

**Surveyors Notes**

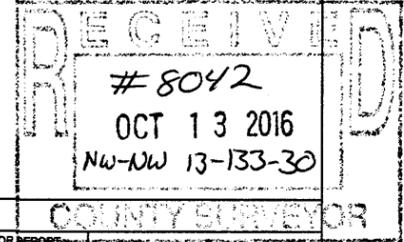
The property address for the subject property is:  
2485 Wilderness Drive SW  
Pillager, MN 56473

The Parcel Number for the subject property is 41-213-2203

The current zoning classification for the subject property is Shoreland Residential.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The subject property was reviewed for the existence of wetlands by Kyle Cheme, and approved by Cass County Environmental Services.



Client Name: Ryan Bodell

Survey By: MS  
Drawn By: KW  
Checked By: JK

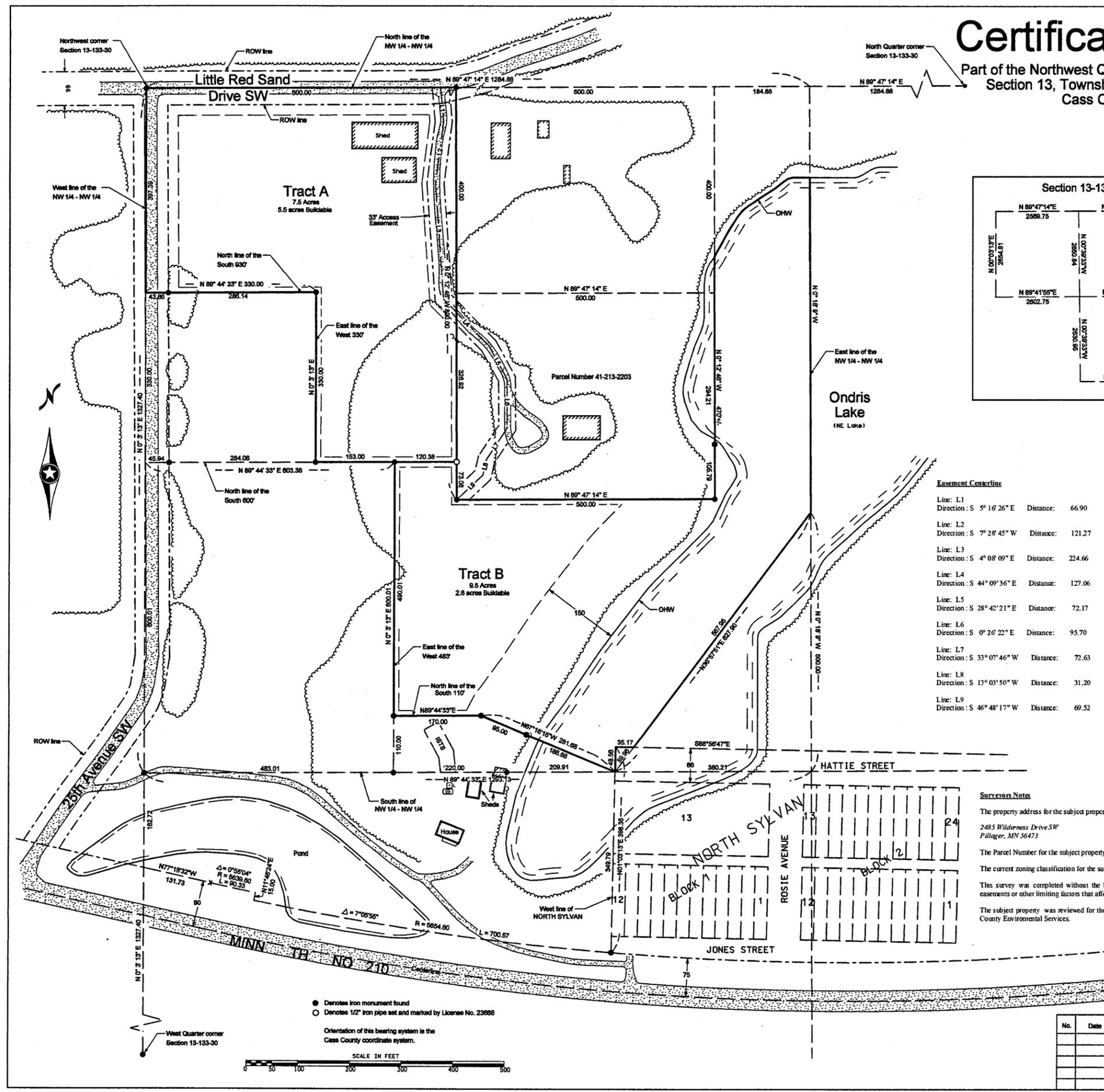
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *[Signature]* DATE: 9-16-2016  
JAMES KRAMER, MN LICENSE NUMBER 23688

PROJECT NO. ODEL1601

**KLD**  
KRAMER LEAS DELEO  
SURVEYING - ENGINEERING - PLANNING  
BRANDED ST. CLOUD

No.	Date	REVISIONS



● Denotes iron monument found  
○ Denotes 1/2" iron pipe set and marked by License No. 23688

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