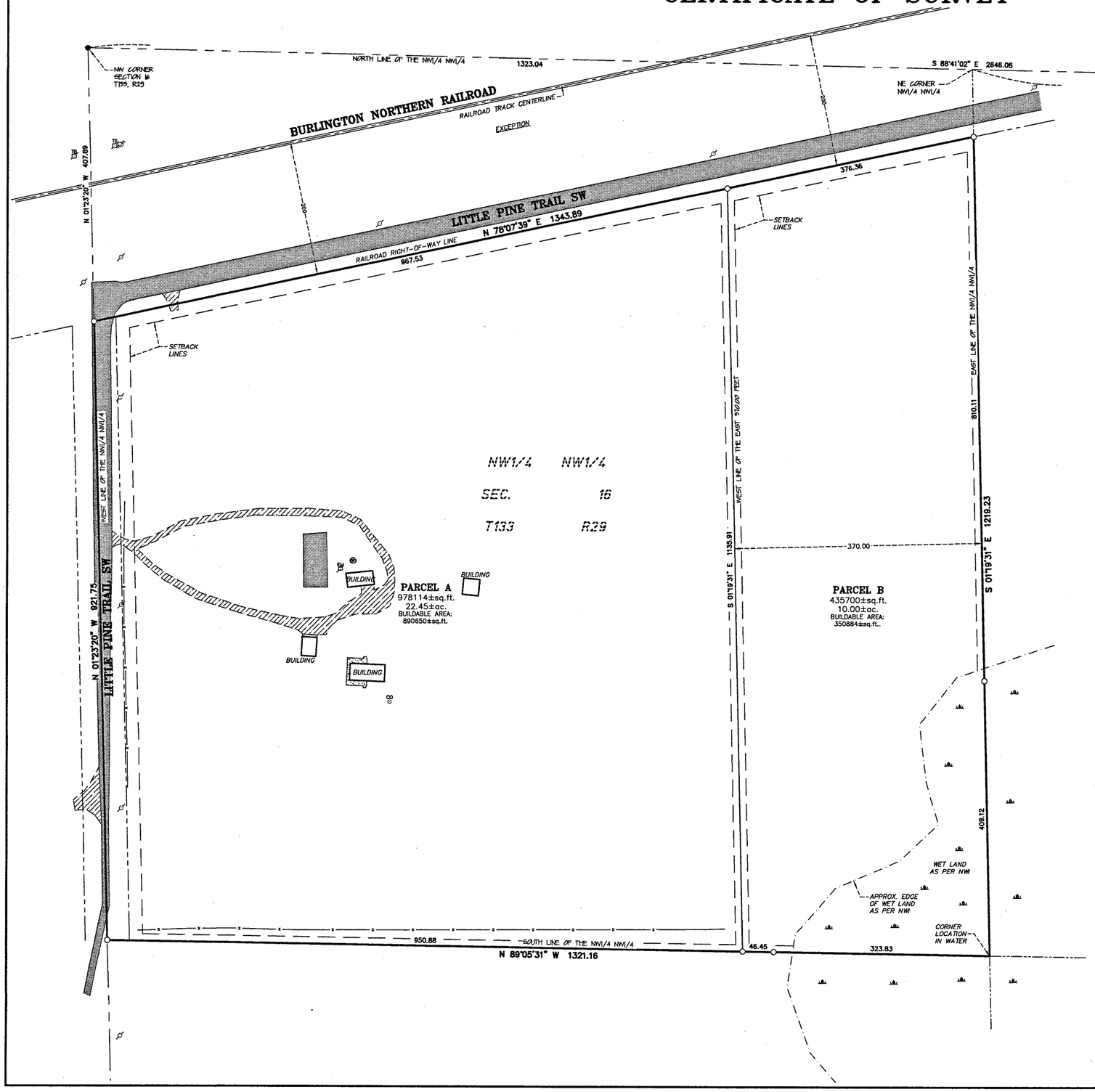
CERTIFICATE OF SURVEY



EXISTING DESCRIPTION – (Parcel No.: 41-116-2201)

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way.

PROPOSED DESCRIPTION – (PARCEL "A")

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way. Also less and except the East 370.00 feet of said NW1/4 NW1/4.

Said parcel contains 22.4 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION – (PARCEL "B")

The East 370.00 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way

Said parcel contains 10.0 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

1. *Bearing Orientation: The north line of NW1/4 of Section 16, Township 133, Range 29 is assumed to have a bearing of South 88 degrees 41 minutes 02 seconds East.*
2. *The field survey was completed on April 5, 2017.*
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. *Wetlands do exist on subject property but were not identified in the preparation of this survey.*
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.*
6. *Property Zoning: Rural Residential 2.5 (RR-2.5) and Shoreland Residential*
7. *Setback Requirements:*
   Road R/W = 20 feet
   Property Line = 10 feet

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch =80 ft.

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES WELL
- DENOTES SEPTIC CLEANOUT
- DENOTES FENCE
- DENOTES GRAVEL SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

RECEIVED
8086
APR 20 2017
NW-NW 16-133-29
COUNTY SURVEYOR

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 20th day of April, 2017

By: Mark T. Downing

Mark T. Downing, Minnesota License No. 46165

ARRO Land Surveying of Brainerd, INC.
217 Front St. N.
Suite 218, LM Bldg.
Brainerd, MN 56401
(218) 828-0557

BOUNDARY SURVEY
Part of the NW1/4 NW1/4
Sec. 16, T133, R29
Cass County, MN

CLIENT:
Lloyd Lapka
12822 Little Pine Trail SW
Brainerd, MN 56401

DRAWN BY: MTD CHECKED BY: TEL
APPROVED BY: MTD JOB NUMBER: 17-0118

NO.	DATE	BY	REVISION DESCRIPTION
1	04/20/17	MTD	NW AND BUILDABLE AREA