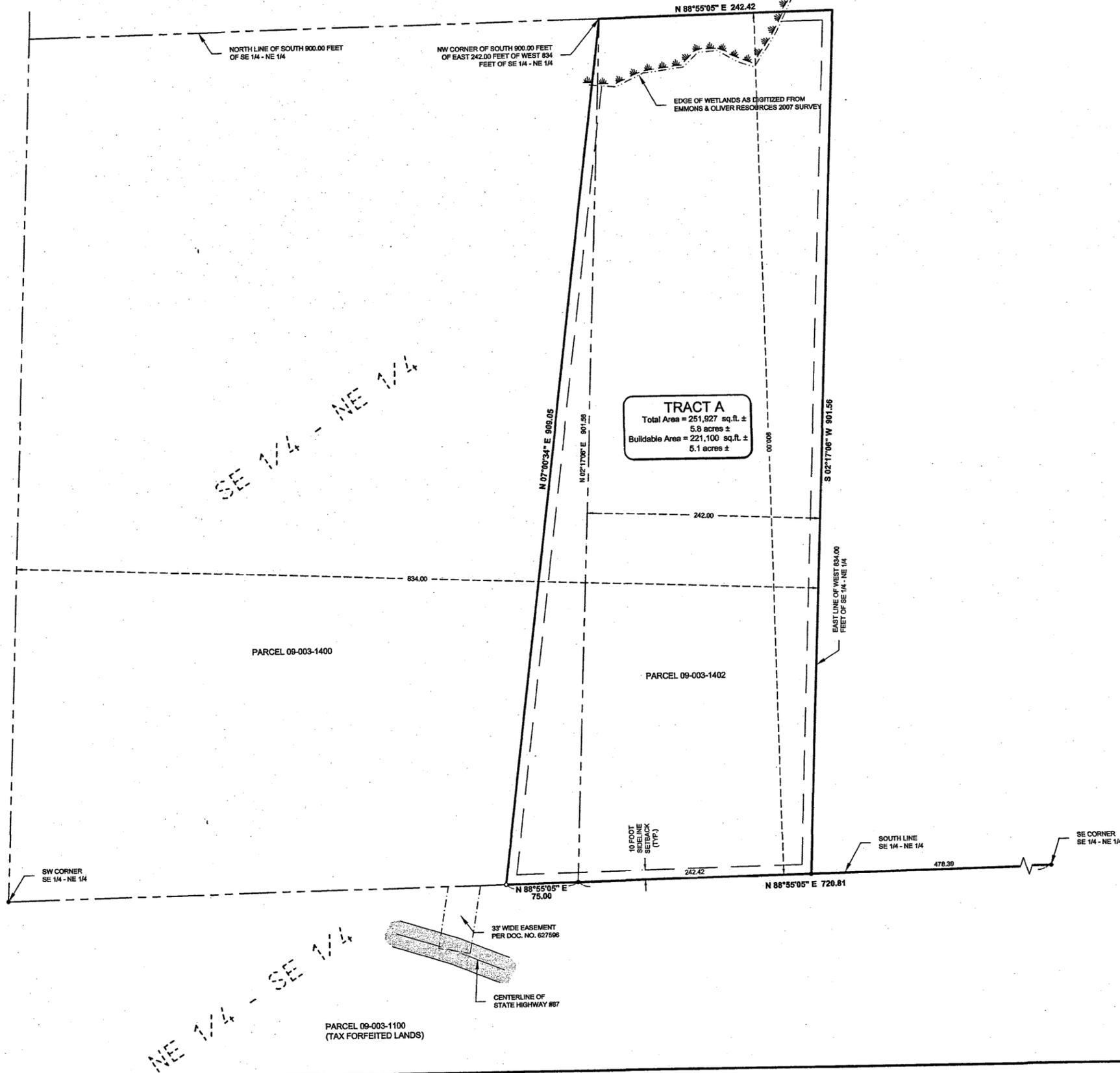


# CERTIFICATE OF SURVEY

PART OF THE SE 1/4 OF THE NE 1/4  
SECTION 3, TOWNSHIP 138 NORTH, RANGE 31 WEST  
CASS COUNTY, MINNESOTA



**TRACT A**  
Total Area = 251,927 sq.ft. ±  
5.8 acres ±  
Buildable Area = 221,100 sq.ft. ±  
5.1 acres ±

**EXISTING LEGAL DESCRIPTION**

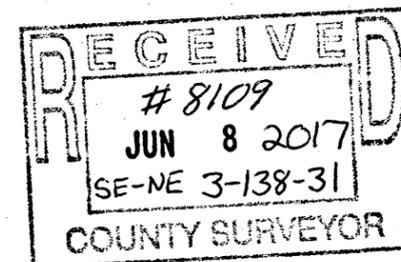
The South 900 feet of the East 242 feet of the West 834 feet of the Southeast Quarter of the Northeast Quarter of Section 3, Township 138 North, Range 31 West, Cass County Minnesota.  
AND all that part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 138 North, Range 31 West, Cass County Minnesota, described as follows:  
Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of South 88 degrees 55 minutes 05 seconds West along the South line of said Southeast Quarter of the Northeast Quarter a distance of 720.81 feet to the Southwest corner of the South 900 feet of the East 242 feet of the West 834 feet of said Southeast Quarter of the Northeast Quarter and the point of beginning of the tract to be described; thence continuing South 88 degrees 55 minutes 05 seconds West along said South line a distance of 75.00 feet; thence Northeasterly to the Northwest corner of said South 900 feet of the East 242 feet of the West 834 feet of said Southeast Quarter of the Northeast Quarter; thence South 02 degrees 17 minutes 06 seconds West to the point of beginning and there terminating.

**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINOUS
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF THE SE 1/4 - NE 1/4 TO HAVE AN ASSUMED BEARING OF N 88°55'05" E.

**NOTES:**

1. Parcel ID of subject parcel: 09-003-1402.
2. The property address of subject parcel: 5954 State 87 SW.
3. Zoning for subject tract = "Rural Residential 5 (RR-5)".
4. There are no bluffs within surveyed property.
5. Boundary survey only. No improvements or topography been surveyed or shown on this certificate.
6. Access to subject property is via 33' wide easement as described in Document No. 627596 and via blanket easement as described in Document No. 604060 over existing driveway crossing portion of Parcel 09-003-1400.



30176 Old Highway #371  
Suite 2  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemastersurvey.com



I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Robert A. Trothier*  
ROBERT A. TROTHIER, P.E., L.S.  
DATE: 6-08-2017 LIC. NO. 41002

REVISIONS	DATE	DESCRIPTION

DATE	6-8-17
SCALE	HORZ: 1" = 60'
VERT.	NONE

PROJECT NO.	16388
FILE NAME	C:\6388.dwg
FIELD BOOK	
BOOK NO.	
PS.	NA
PROJECT MANAGER	PAT
CHECKED BY	PAT
DRAWN BY	CGS

CERTIFICATE OF SURVEY  
SHEET  
TOM JOHNSON  
25573 LAKE RD  
ST CLOUD MN, 56301  
1 OF 1