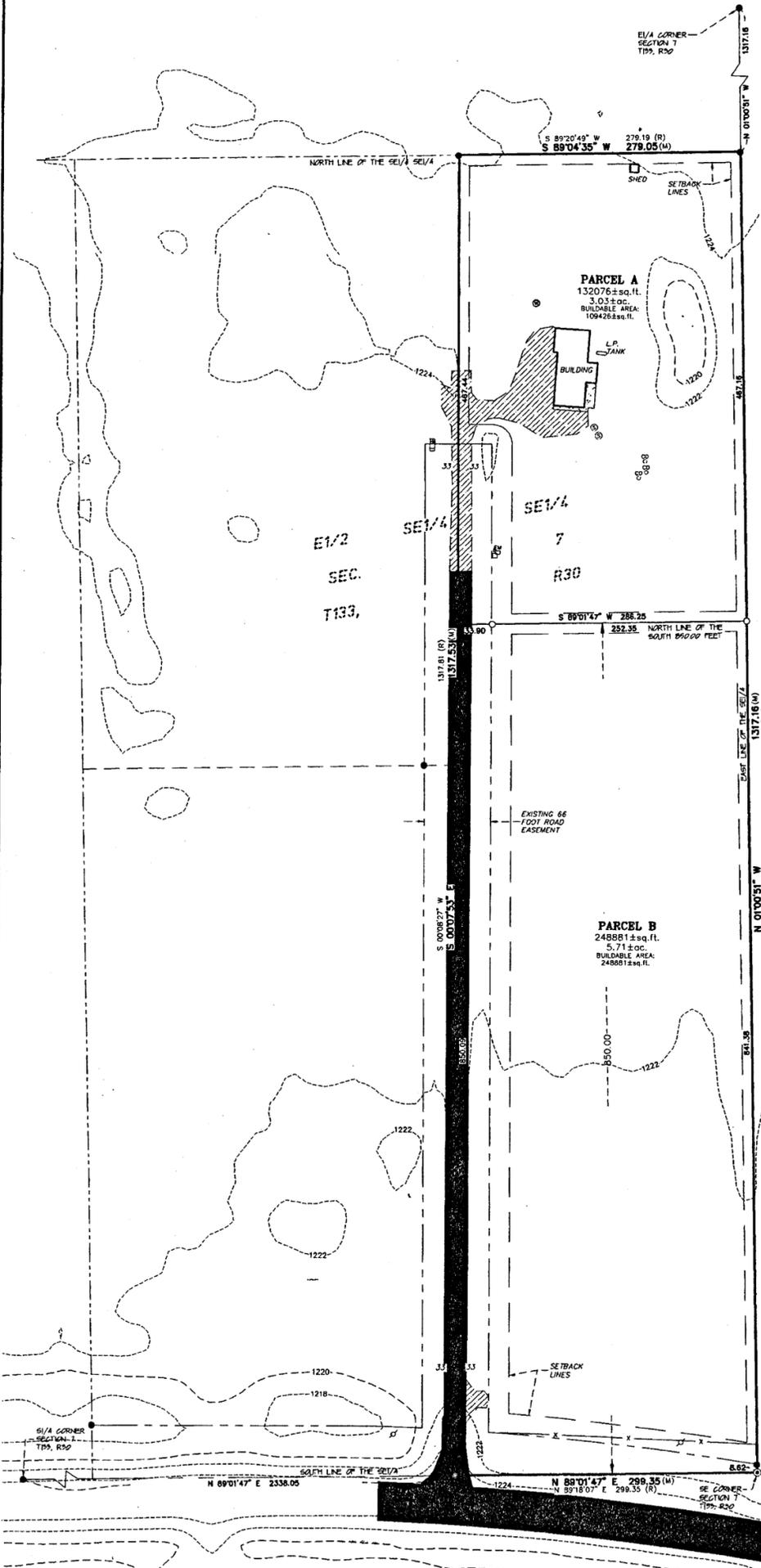


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTION** - (As Per Doc. No. 602910 - Parcel No.: 41-207-4404)

That part of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota described as follows: Commencing at the southeast corner of said E1/2; thence North 00 degrees 44 minutes 08 seconds West, assumed bearing, along the East line of said E1/2 a distance of 1317.45 feet to the northeast corner of said E1/2; thence South 89 degrees 20 minutes 49 seconds West along the north line of said E1/2 a distance of 279.19 feet; thence South 00 degrees 08 minutes 27 seconds West a distance of 1317.81 feet to the south line of said E1/2; thence North 89 degrees 18 minutes 07 seconds East along the south line of said E1/2 a distance of 299.35 feet to the point of beginning.

Subject to an easement for State Highway No. 210 along the south line of the above described tract.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

**DESCRIPTION - (PARCEL 'A')**

That part of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota described as follows: Commencing at the southeast corner of said E1/2; thence North 00 degrees 44 minutes 08 seconds West, assumed bearing, along the East line of said E1/2 a distance of 1317.45 feet to the northeast corner of said E1/2; thence South 89 degrees 20 minutes 49 seconds West along the north line of said E1/2 a distance of 279.19 feet; thence South 00 degrees 08 minutes 27 seconds West a distance of 1317.81 feet to the south line of said E1/2; thence North 89 degrees 18 minutes 07 seconds East along the south line of said E1/2 a distance of 299.35 feet to the point of beginning.

Less and Except the South 850.00 feet of the above described tract.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

Said parcel contains 3.0 acres of land, more or less, and is subject to existing easements of record.

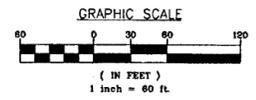
**DESCRIPTION - (PARCEL 'B')**

That part of the South 850.00 feet of the East Half of the Southeast Quarter of the Southeast Quarter, Section 7, Township 133 North, Range 30 West, Cass County, Minnesota. Lying easterly of the following described line: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said line; thence North 00 degrees 08 minutes 27 seconds East, 1317.53 feet, to the north line of said East Half of the Southeast Quarter of the Southeast Quarter, and there terminating said line.

Subject to an easement for State Highway No. 210 along the south line of the above described tract.

Together with and subject to a 66.00 foot easement for road purposes; the centerline of said 66.00 foot road easement is described as follows: Commencing at the southeast corner of said E1/2; thence South 89 degrees 18 minutes 07 seconds West along the south line of said E1/2 a distance of 299.35 feet to the beginning of said centerline; thence North 00 degrees 08 minutes 27 seconds East along said centerline a distance of 1029.78 feet and said centerline there ending.

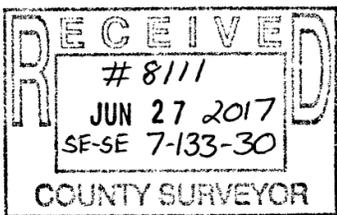
Said parcel contains 5.7 acres of land, more or less, and is subject to existing easements of record.



**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 48155 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ⊙ DENOTES FOUND CAST IRON MONUMENT
- ⊕ DENOTES PK NAIL
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES ELECTRIC BOX
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES WELL
- ⊕ DENOTES SEPTIC MANHOLE
- ⊕ DENOTES SEPTIC CLEANOUT
- X — DENOTES FENCE
- - - - - DENOTES 2 FOOT LIAR CONTOURS
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE
- (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.
- (R) DENOTES MEASUREMENT PER DESCRIPTION OF RECORD

- SURVEYOR'S NOTES:**
1. Bearing Orientation: The south line of SE1/4 of Section 7, Township 133, Range 30 is assumed to have a bearing of North 89 degrees 01 minutes 47 seconds East.
  2. The field survey was completed on 4/20/2017.
  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. Existing Certificate of Survey, dated 5-28-2005, prepared by James Nielsen, MN Lic. No. 11865 was referenced in the preparation of this survey.
  5. It was verified that there are no wetlands present on the site by Ben Meister, Certified Wetland Delineator, on April 26th, 2017.
  6. 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.
  7. Property Zoning: Urban Growth
  8. Setback Requirements:  
Road R/W = 20 feet  
Property Line = 10 feet



DRAWN BY: <u>MTD</u> CHECKED BY: <u>ELL</u>	
APPROVED BY: <u>MTD</u> JOB NUMBER: <u>17-0438</u>	
NO.	DATE
1	5/16/17
	BY: <u>MTD</u>
	REVISION DESCRIPTION
	ADD LIAR CONTOURS

**CLIENT:**  
**Tommy Etzler**  
12742 Meadowlark Lane SW  
Pillager, MN 56473

**BOUNDARY SURVEY**  
Part of E1/2 SE1/4 SE1/4  
Sec. 7, T133, R30  
Cass County, MN



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 16th day of May, 2017

By: Mark T. Downing  
Mark T. Downing, Minnesota License No. 46165