

Certificate of Survey

The Northwest Quarter of
Section 17, Township 135 North, Range 30 West,
Cass County, Minnesota.

Tract A Legal Description

That part of the North Half of the Northwest Quarter of Section 17, Township 135 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the Northwest corner of said Section 17; thence North 88 degrees 12 minutes 58 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 17, a distance of 793.56 feet to the point of beginning; thence continuing North 88 degrees 12 minutes 58 seconds East, along said north line, a distance of 1320.00 feet; thence South 01 degrees 47 minutes 04 seconds East, a distance of 660.00 feet; thence South 88 degrees 12 minutes 58 seconds West, a distance of 1320.00 feet; thence North 01 degrees 47 minutes 02 seconds West, a distance of 660.00 feet to the point of beginning.

Said tract contains 20.0 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Tract B Legal Description

The Northwest Quarter of Section 17, Township 135 North, Range 30 West, Cass County, Minnesota, EXCEPT that part described as follows:

Commencing at the Northwest corner of said Section 17; thence North 88 degrees 12 minutes 58 seconds East, bearings are based on the Cass County coordinate system, along the north line of said Section 17, a distance of 793.56 feet to the point of beginning; thence continuing North 88 degrees 12 minutes 58 seconds East, along said north line, a distance of 1320.00 feet; thence South 01 degrees 47 minutes 04 seconds East, a distance of 660.00 feet; thence South 88 degrees 12 minutes 58 seconds West, a distance of 1320.00 feet; thence North 01 degrees 47 minutes 02 seconds West, a distance of 660.00 feet to the point of beginning.

Said tract contains 138.7 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

Surveyors Notes

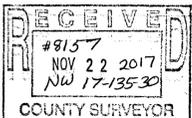
The property address for the subject property is:

4049 80th Street SW
Pequot Lakes, MN 55472

The Parcel Number for the subject property is 17-017-2200.

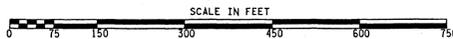
The current zoning classification for the subject property is Shoreland.

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.



Denotes iron monument found ●
Denotes 1/2" iron pipe set and marked by License No. 23698 ○

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



No.	Date	REVISIONS

Client Name: Marsha Goble

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: 11-16-2017
JAMES KRAMER, MN LICENSE NUMBER 23698

PROJECT NO. GOBLM1701

