

Certificate of Survey

Part of the East Half of the Northeast Quarter
Section 14, Township 134 North, Range 30 West,
Cass County, Minnesota.

North Quarter Corner
Section 14-134-30

Northeast Corner
Section 14-134-30

West line of the
NE1/4 - NE1/4

Tract A
50.02 Acres

East line of the
NE1/4 - NE1/4

Existing Legal Description - Parcel Number 14-114-1101:

That part of the Northeast Quarter (NE1/4), Section Fourteen (14), Township One Hundred Thirty-four (134) North, Range Thirty (30) West, described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00 degrees 22 minutes 54 seconds East, assumed bearing, along the East line of said Northeast Quarter 1325.23 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter, said Section 14; thence South 89 degrees 16 minutes 01 seconds West 103.24 feet to the point of beginning of the tract to be herein described; thence North 30 degrees 18 minutes 21 seconds West 217.77 feet; thence South 80 degrees 27 minutes 23 seconds West 272.20 feet; thence South 00 degrees 08 minutes 29 seconds West 136.30 feet; thence South 30 degrees 18 minutes 30 seconds East 374.56 feet, more or less, to the centerline of Pinewood Lane; thence Northeasterly along said Pinewood Lane centerline to its intersection with a line bearing South 30 degrees 18 minutes 21 seconds East from the point of beginning; thence North 30 degrees 18 minutes 21 seconds West 99.45 feet, more or less to the point of beginning.

Proposed Legal Description - Tract A:

The East Half of the Northeast Quarter of Section 14, Township 134 North, Range 30 West, Cass County Minnesota.

EXCEPT

That part of the Southeast Quarter of the Northeast Quarter, said Section 14, lying Southerly of the following described line: Beginning at the Northwest corner of the South 465.00 feet of the Southeast Quarter of the Northeast Quarter, thence Easterly along the North line of said South 465.00 feet of the Southeast Quarter of the Northeast Quarter to the centerline of Pinewood Lane; thence Northeasterly along said centerline to the East line of said Southeast Quarter of the Northeast Quarter and said line terminating.

AND ALSO EXCEPT

That part of the Northeast Quarter of Section 14, Township 134 North, Range 30 West, Cass County Minnesota, described as follows:

Commencing at the northeast corner of said Section 14; thence South 00 degrees 22 minutes 54 seconds East, bearings are based on the Cass County coordinate system, along the east line of said Northeast Quarter, a distance of 1325.23 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 16 minutes 01 seconds West, a distance of 103.24 feet to the intersection with the east line of Document Number 39918 recorded in the Cass County Office of County Recorder, the point of beginning; thence North 30 degrees 18 minutes 21 seconds West, along said east line, a distance of 217.77 feet to the intersection with the northerly line of said Document Number 39918; thence South 80 degrees 27 minutes 23 seconds West, along said northerly line, a distance of 272.20 feet to the northwest corner of said Document Number 39918; thence North 00 degrees 08 minutes 29 seconds East, a distance of 492.05 feet; thence North 89 degrees 37 minutes 05 seconds East, a distance of 476.11 feet to the intersection with the east line of said Northeast Quarter; thence South 00 degrees 22 minutes 55 seconds East, more or less, to the intersection with the centerline of Pinewood Lane; thence Southwesterly along said centerline to the intersection with the east line of said Document Number 39918; thence North 30 degrees 18 minutes 22 seconds West, along said east line, a distance of 99.45 feet, more or less, to the point of beginning.

AND ALSO EXCEPT

That part of the Northeast Quarter (NE1/4), Section Fourteen (14), Township One Hundred Thirty-four (134) North, Range Thirty (30) West, described as follows: Commencing at the Northeast corner of said Northeast Quarter; thence South 00 degrees 22 minutes 54 seconds East, assumed bearing, along the East line of said Northeast Quarter 1325.23 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter, said Section 14; thence South 89 degrees 16 minutes 01 seconds West 103.24 feet to the point of beginning of the tract to be herein described; thence North 30 degrees 18 minutes 21 seconds West 217.77 feet; thence South 80 degrees 27 minutes 23 seconds West 272.20 feet; thence South 00 degrees 08 minutes 29 seconds West 136.30 feet; thence South 30 degrees 18 minutes 30 seconds East 374.56 feet, more or less, to the centerline of Pinewood Lane; thence Northeasterly along said Pinewood Lane centerline to its intersection with a line bearing South 30 degrees 18 minutes 21 seconds East from the point of beginning; thence North 30 degrees 18 minutes 21 seconds West 99.45 feet, more or less to the point of beginning. Said tract contains 50.02 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 Northeast Quarter of Section 14, Township 134 North, Range 30 West, Cass County Minnesota, described as follows:

Commencing at the northeast corner of said Section 14; thence South 00 degrees 22 minutes 54 seconds East, bearings are based on the Cass County coordinate system, along the east line of said Northeast Quarter, a distance of 1325.23 feet to the southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 14; thence South 89 degrees 16 minutes 01 seconds West, a distance of 103.24 feet to the intersection with the east line of Document Number 39918 recorded in the Cass County Office of County Recorder, the point of beginning; thence North 30 degrees 18 minutes 21 seconds West, along said east line, a distance of 217.77 feet to the intersection with the northerly line of said Document Number 39918; thence South 80 degrees 27 minutes 23 seconds West, along said northerly line, a distance of 272.20 feet to the northwest corner of said Document Number 39918; thence North 00 degrees 08 minutes 29 seconds East, a distance of 492.05 feet; thence North 89 degrees 37 minutes 05 seconds East, a distance of 476.11 feet to the intersection with the east line of said Northeast Quarter; thence South 00 degrees 22 minutes 55 seconds East, more or less, to the intersection with the centerline of Pinewood Lane; thence Southwesterly along said centerline to the intersection with the east line of said Document Number 39918; thence North 30 degrees 18 minutes 22 seconds West, along said east line, a distance of 99.45 feet, more or less, to the point of beginning. Said tract contains 5.87 acres, more or less, and is subject to all easements, restrictions, or reservations of record, if any.

This is Tract is not intended to be a standalone parcel it is intended to be consolidated with Parcel 14-114-1101.

Surveyors Notes

The property address for the subject property is:

10521 Pinewood Drive SW
Nisswa, MN 56468

The Parcel Number for the subject property is 14-114-1101.

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

AND

The property address for the subject property is:

10519 Pinewood Drive SW
Nisswa, MN 56468

The Parcel Number for the subject property is 14-114-1100.

The current zoning classification for the subject property is Shoreland Residential and Rural Residential 2.5.

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.

West line of the
SE1/4 - NE1/4

West Quarter Corner
Section 14-134-30

East Quarter Corner
Section 14-134-30

LEGEND

- WELL (Symbol)
- TANK (As Specified) (Symbol)
- SEWER CLEANOUT (Symbol)
- Denotes iron monument found (Symbol)
- Denotes 1/2" iron pipe set and marked by License No. 23068 (Symbol)

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



| No. | Date | REVISIONS |
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Client Name: Larry Muehlbauer

Survey By: MS
Drawn By: JC
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: 6-23-2018
JAMES KRAMER, MN LICENSE NUMBER 23068

PROJECT NO. MUEHL1801

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRANDER ST. CLOUD

6/6/2018, 8604