

CERTIFICATE OF SURVEY



EXISTING DESCRIPTION - (As Per Doc. No.: A000604781)

That part of the unplatted portion of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), Section 13, Township 133, Range 30, lying Southerly of the South line of GERTIE ST., as set out in the Plat of Sylvan recorded in the Cass County Recorder's Office, and lying Easterly of the Southerly extension of the West line of LORA AVE. and Westerly of the Southerly extension of the East line of INES AVE. GERTIE ST., LORA AVE. and INES AVE. being located as set out on the Plat of Sylvan recorded in the Cass County Recorder's Office.

AND

The E1/2W1/2N1/2NW1/4SW1/4 and the W1/2E1/2N1/2NW1/4SW1/4, all in Section 13, Township 133, Range 30.

PROPOSED DESCRIPTION - (PARCEL "A")

That part of the unplatted portion of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), Section 13, Township 133, Range 30, lying Southerly of the South line of GERTIE ST., as set out in the Plat of Sylvan recorded in the Cass County Recorder's Office, and lying Easterly of the Southerly extension of the West line of LORA AVE. and Westerly of the Southerly extension of the East line of INES AVE. GERTIE ST., LORA AVE. and INES AVE. being located as set out on the Plat of Sylvan recorded in the Cass County Recorder's Office. Less and Except that part lying East of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 54 seconds East, assumed bearing, along the South line of said Southwest Quarter of the Northwest Quarter a distance of 650.69 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13 and the point of beginning of said line; thence North 00 degrees 03 minutes 57 seconds East, along the Northerly extension of the East line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter, 124.24 feet to the South line of said GERTIE ST. and there terminating said line.

AND

The East Half of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter (E1/2 W1/2 N1/2 NW1/4 SW1/4) of Section 13, Township 133, Range 30, Cass County, Minnesota. Less and Except the South 334.00 feet thereof.

Said parcel contains 3.41 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")

That part of the unplatted portion of the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4), Section 13, Township 133, Range 30, lying Southerly of the South line of GERTIE ST., as set out in the Plat of Sylvan recorded in the Cass County Recorder's Office, and lying Easterly of the Southerly extension of the West line of LORA AVE. and Westerly of the Southerly extension of the East line of INES AVE. GERTIE ST., LORA AVE. and INES AVE. being located as set out on the Plat of Sylvan recorded in the Cass County Recorder's Office. Less and Except that part lying West of the following described line: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 54 seconds East, assumed bearing, along the South line of said Southwest Quarter of the Northwest Quarter a distance of 650.69 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of said Section 13 and the point of beginning of said line; thence North 00 degrees 03 minutes 57 seconds East, along the Northerly extension of the East line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter, 124.24 feet to the South line of said GERTIE ST. and there terminating said line.

AND

The West Half of the East Half of the North Half of the Northwest Quarter of the Southwest Quarter (W1/2 E1/2 N1/2 NW1/4 SW1/4) of Section 13, Township 133, Range 30, Cass County, Minnesota. Less and Except the South 334.00 feet thereof.

Said parcel contains 3.51 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "C")

The South 334.00 feet of the West Half of the East Half of the North Half of the Northwest Quarter of the Southwest Quarter (W1/2 E1/2 N1/2 NW1/4 SW1/4) of Section 13, Township 133, Range 30, Cass County, Minnesota.

Said parcel contains 2.5 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "D")

The South 334.00 feet of the East Half of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter (E1/2 W1/2 N1/2 NW1/4 SW1/4) of Section 13, Township 133, Range 30, Cass County, Minnesota.

Said parcel contains 2.5 acres of land, more or less, and is subject to existing easements of record.

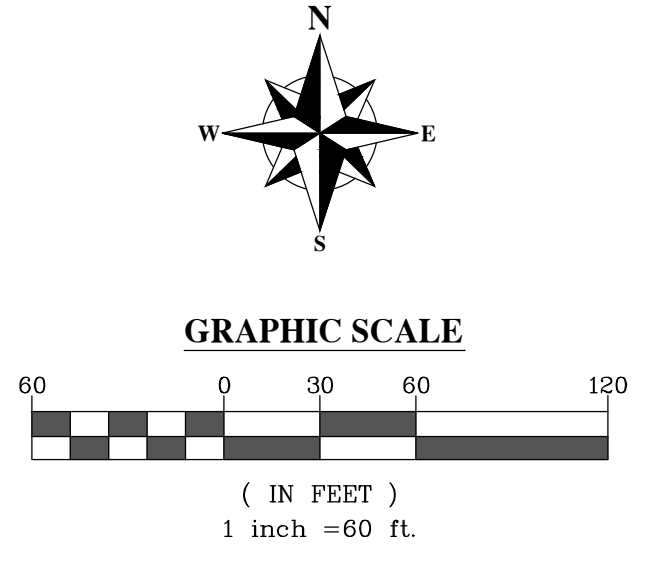
PROPOSED EASEMENT DESCRIPTION - (33 Foot Ingress & Egress)

A 33 foot perpetual ingress and egress easement over and across that part of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Southwest Quarter of Section 13, Township 133, Range 30, Cass County, Minnesota. Said 33 foot easement lies 16.5 feet on each side of the following described centerline: Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 54 seconds East, assumed bearing, along the South line of said Southwest Quarter of the Northwest Quarter a distance of 683.00 feet; thence North 28 degrees 19 minutes 49 seconds East, 127.88 feet to the South line of GERTIE ST. as set out in the Plat of Sylvan, recorded in the Cass County Recorder's Office, and the point of beginning of said centerline; thence return South 28 degrees 19 minutes 49 seconds West, 127.88 feet; thence South 08 degrees 49 minutes 01 seconds West, 152.16 feet to the East line of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of said Section 13; thence South 00 degrees 03 minutes 57 seconds West, along said East line, 148.57 feet to the North line of the South 334.00 feet of the North Half of the Northwest Quarter of the Southwest Quarter of said Section 13 and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to begin at the South line of said GERTIE ST. and to terminate at the North line of said South 334.00 feet.

SURVEYOR'S NOTES:

- Bearing Orientation: The South line of the SW1/4 NW1/4 of Section 13, Township 133, Range 30 is assumed to have a bearing of North 89 degrees 41 minutes 54 seconds East.
- The field survey was completed on June 23, 2015.
- Arro Land Surveying of Brainerd, LLC 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.
- Existing Certificate of Survey, dated 7/16/2010, prepared by James Kramer, MN Lic. No. 23668 was referenced in the preparation of this survey. KLD Project No.: CHRIC1002
- Existing Certificate of Survey, dated 1/26/2014, prepared by James Kramer, MN Lic. No. 23668 was referenced in the preparation of this survey. KLD Project No.: SCEAD1401
- It was verified that there are no wetlands present on the site by Ben Meister, Certified Wetland Delineator, on July 2015.
- 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.
- Cass County Parcel Number: 41-213-0004 and 41-213-2307
- Property Zoning: Shoreland Residential and Rural Residential 2.5 (RR-2.5)
- Setback Requirements:
Road R/W = 20 feet
Property Line = 10 feet
Easement = 10 feet

- 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 MANHOLE
 - ⊙ DENOTES SEPTIC CLEANOUT
 - ▨ DENOTES GRAVEL SURFACE
 - ▩ DENOTES BITUMINOUS SURFACE
 - ▧ DENOTES CONCRETE SURFACE



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 29th day of July, 2015

By: *Mark T. Dowling*
Mark T. Dowling, Minnesota License No. 46105



BOUNDARY SURVEY
Part of SW1/4 NW1/4 and
Part of NW1/4 SW1/4
Sec. 13, T133, R30
Cass County, MN

CLIENT:
Anthony Berndt
2401 130th Street SW
Pillager, MN 56473

DRAWN BY: MTD	CHECKED BY: EEL
APPROVED BY: MTD	JOB NUMBER: 15-0709
DATE: BY	REVISION DESCRIPTION