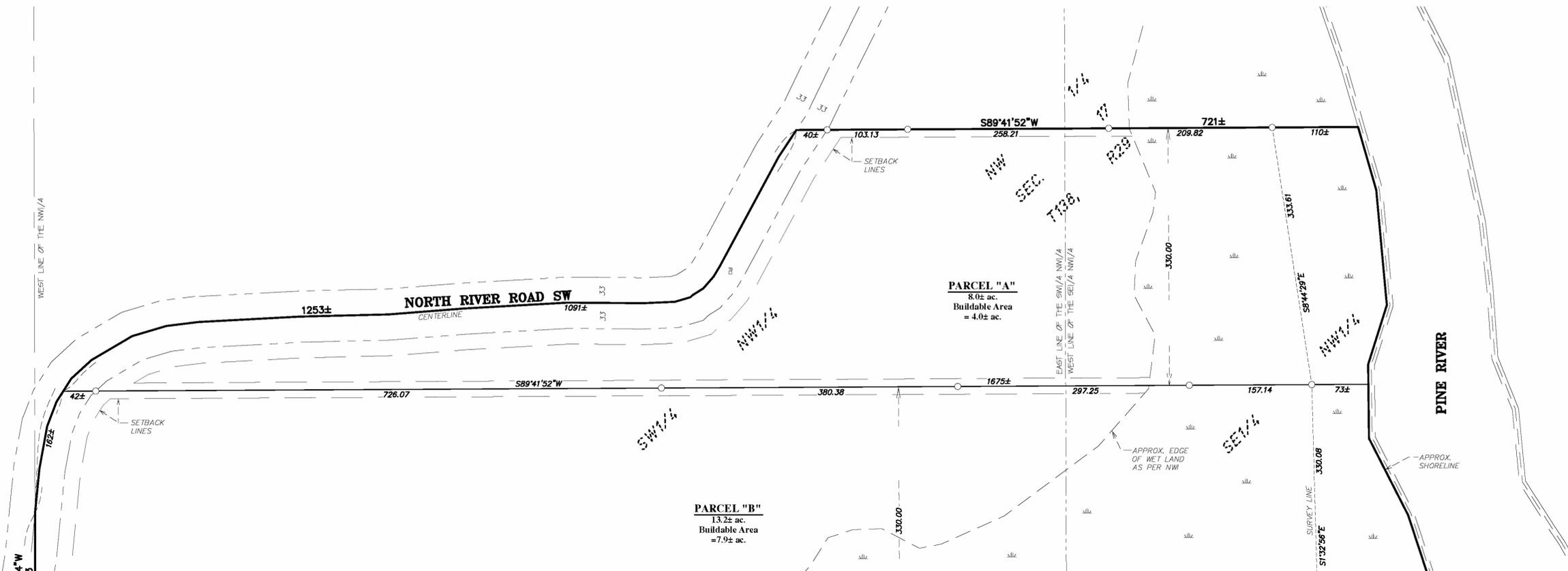


# CERTIFICATE OF SURVEY



**DESCRIPTION - (PARCEL "B")**

The South 330.00 feet of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota. Lying westerly of the Pine River and easterly of the existing minimum maintenance road. Said parcel is subject to existing easements of record.

6. Property Zoning: Shoreland Residential and Rural Residential 2.5 (RR 2.5)
7. Building Setbacks:  
Road R/W = 20 feet  
Property Line = 10 feet

**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ▨ DENOTES WET LAND AS PER NWI

**EXISTING DESCRIPTION - (Part of Parcel No.: 02-017-2300)**

That part of the south 660.00 feet of the Southwest Quarter of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota. Lying easterly of the existing minimum maintenance road.

**EXISTING DESCRIPTION - (Parcel No.: 02-017-2400)**

That part of the south 660.00 feet of the Southeast Quarter of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota. Lying westerly of the Pine River.

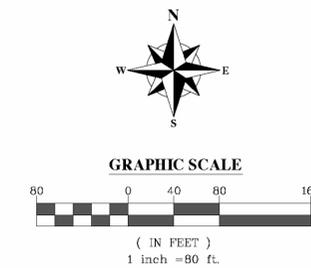
**DESCRIPTION - (PARCEL "A")**

The North 330.00 feet of the South 660.00 feet of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota. Lying westerly of the Pine River and easterly of the existing minimum maintenance road.

Said parcel is subject to existing easements of record.

**SURVEYOR'S NOTES:**

1. Bearing Orientation: The south line of NW1/4 of Section 17, Township 138, Range 29, is assumed to have a bearing of North 89 degrees 41 minutes 52 seconds East.
2. The field survey was completed on March 12, 2015.
3. The approximate shoreline of the Pine River as shown, was digitized from aerial photography.
4. 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.
5. Wet lands as shown are as per the National Wetland Inventory (NWI)



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 15th day of September, 2016  
 By: *Mark T. Downing*  
 Mark T. Downing, Minnesota License No. 46165



DRAWN BY:	MTD.	CHECKED BY:	EEL
APPROVED BY:	MTD.	JOB NUMBER:	15-027B
NO.	DATE	BY	REVISION DESCRIPTION

#8851 MJL 02-08-2019

CLIENT:  
**Carl Christensen**