

North Quarter corner of Sec. 25, Twp. 138, Rng. 30

N 89° 59' 59" W  
2672.74

Northeast corner of Sec. 25, Twp. 138, Rng. 30

**Surveyors Notes**

The property address for the subject property is:  
1701 24<sup>th</sup> Avenue Southwest  
Backus, MN 56435  
The Parcel Number for the subject property is 31-023-1412.  
The current zoning classification for the subject property is Shoreland Residential.  
AND  
The property address for the subject property is:  
1737 24<sup>th</sup> Avenue Southwest  
Backus, MN 56435  
The Parcel Number for the subject property is 31-023-1403.  
The current zoning classification for the subject property is Shoreland Residential.

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.

The subject property was reviewed for the existence of wetlands on April 18<sup>th</sup>, 2011 by Kyle Cherm, Minnesota Certified Delineator Number 1190.

**Parcel A Legal Description**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet to the point of beginning of the tract to be described; thence South 67 degrees 27 minutes 25 seconds East, a distance of 751.93 feet to the intersection with the centerline of County State Aid Highway Number 42; thence North 33 degrees 21 minutes 10 seconds East, along said centerline, a distance of 77.44 feet; thence northeasterly along a tangential curve concave to the northwest, said curve being the centerline of County State Aid Highway Number 42, a distance of 251.68 feet to the intersection with the north line of said Southeast Quarter of the Northeast Quarter, said curve having a radius of 954.89 feet and a central angle of 15 degrees 06 minutes 05 seconds; thence South 89 degrees 50 minutes 28 seconds West non-tangential to the last described curve, along said north line of said Southeast Quarter of the Northeast Quarter, a distance of 846.28 feet to the point of beginning.

Subject to a 40.00-foot easement for ingress, egress and utility purposes, over, under and across part of said Southeast Quarter of the Northeast, the centerline of said easement is described as follows:

Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 428.82 feet to a point hereinafter referred to as "Point A"; thence continuing South 67 degrees 27 minutes 25 seconds East, a distance of 323.11 feet to the intersection with the centerline of County State Aid Highway Number 42, said point being the point of beginning of the centerline to be described; thence reversing course North 67 degrees 27 minutes 25 seconds West, a distance of 323.11 feet to said "Point A"; thence South 65 degrees 15 minutes 38 seconds West, a distance of 363.43 feet; thence South 81 degrees 01 minutes 08 seconds West, a distance of 139.33 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

The sidelines of said easement are intended to be extended or shortened to terminate on said centerline of County State Aid Highway Number 42, and said east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter.

Said parcel contains 2.9 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Parcel B Legal Description**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 751.93 feet to the intersection with the centerline of County State Aid Highway Number 42; thence South 33 degrees 21 minutes 10 seconds West, along said centerline, a distance of 325.96 feet; thence Southwesterly along a tangential curve concave to the southeast, said curve being the centerline of County State Aid Highway Number 42, a distance of 221.27 feet to the intersection with the south line of the North 100.00 feet of the South Half of said Southeast Quarter of the Northeast Quarter, said curve having a radius of 954.89 feet and a central angle of 13 degrees 16 minutes 32 seconds; thence South 89 degrees 45 minutes 40 seconds West non-tangential to the last described curve, along said south line of the North 100.00 feet of the South Half of said Southeast Quarter of the Northeast Quarter, a distance of 497.98 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 09 seconds East, along said east line, a distance of 759.89 feet to the point of beginning.

Subject to a 40.00-foot easement for ingress, egress and utility purposes, over, under and across part of said Southeast Quarter of the Northeast, the centerline of said easement is described as follows:

Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 428.82 feet to a point hereinafter referred to as "Point A"; thence continuing South 67 degrees 27 minutes 25 seconds East, a distance of 323.11 feet to the intersection with the centerline of County State Aid Highway Number 42, said point being the point of beginning of the centerline to be described; thence reversing course North 67 degrees 27 minutes 25 seconds West, a distance of 323.11 feet to said "Point A"; thence South 65 degrees 15 minutes 38 seconds West, a distance of 363.43 feet; thence South 81 degrees 01 minutes 08 seconds West, a distance of 139.33 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

The sidelines of said easement are intended to be extended or shortened to terminate on said centerline of County State Aid Highway Number 42, and said east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter.

Also subject to an easement for ingress, egress and utility purposes, over, under and across that part of the South 40.00 feet of the North 100.00 feet of said South Half of said Southeast Quarter of the Northeast which lies easterly of the West 400.00 feet of said Southeast Quarter of the Northeast, and westerly of the centerline of County State Aid Highway Number 42.

Said parcel contains 9.4 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Proposed Legal Description - Tract X:**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 09 seconds West, bearings are based on the Cass County coordinate system (NAD83/96), along the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, a distance of 188.21 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 704.32 feet to the intersection with the centerline of County State Aid Highway Number 42; thence North 33 degrees 21 minutes 10 seconds East, along said centerline, a distance of 281.05 feet; thence northeasterly along a tangential curve concave to the northwest, said curve being the centerline of County State Aid Highway Number 42, a distance of 251.68 feet to the intersection with the north line of said Southeast Quarter of the Northeast Quarter, said curve having a radius of 954.89 feet and a central angle of 15 degrees 06 minutes 05 seconds; thence South 89 degrees 50 minutes 28 seconds West non-tangential to the last described curve, along said north line of said Southeast Quarter of the Northeast Quarter, a distance of 909.65 feet to the point of beginning.

Subject to a 40.00-foot easement for ingress, egress and utility purposes, over, under and across part of said Southeast Quarter of the Northeast, the centerline of said easement is described as follows:

Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 428.82 feet to a point hereinafter referred to as "Point A"; thence continuing South 67 degrees 27 minutes 25 seconds East, a distance of 323.11 feet to the intersection with the centerline of County State Aid Highway Number 42, said point being the point of beginning of the centerline to be described; thence reversing course North 67 degrees 27 minutes 25 seconds West, a distance of 323.11 feet to said "Point A"; thence South 65 degrees 15 minutes 38 seconds West, a distance of 363.43 feet; thence South 81 degrees 01 minutes 08 seconds West, a distance of 139.33 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

The sidelines of said easement are intended to be extended or shortened to terminate on said centerline of County State Aid Highway Number 42, and said east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter.

Said parcel contains 6.4 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Proposed Legal Description - Tract Y:**

That part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence South 01 degrees 24 minutes 09 seconds West, bearings are based on the Cass County coordinate system (NAD83/96), along the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, a distance of 188.21 feet to the point of beginning of the tract to be described; thence South 67 degrees 27 minutes 25 seconds East, a distance of 704.32 feet to the intersection with the centerline of County State Aid Highway Number 42; thence South 33 degrees 21 minutes 10 seconds West, along said centerline, a distance of 122.35 feet; thence Southwesterly along a tangential curve concave to the southeast, said curve being the centerline of County State Aid Highway Number 42, a distance of 221.27 feet to the intersection with the south line of the North 100.00 feet of the South Half of said Southeast Quarter of the Northeast Quarter, said curve having a radius of 954.89 feet and a central angle of 13 degrees 16 minutes 32 seconds; thence South 89 degrees 45 minutes 40 seconds West non-tangential to the last described curve, along said south line of the North 100.00 feet of the South Half of said Southeast Quarter of the Northeast Quarter, a distance of 497.98 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 01 degrees 24 minutes 09 seconds East, along said east line, a distance of 571.68 feet to the point of beginning.

Subject to a 40.00-foot easement for ingress, egress and utility purposes, over, under and across part of said Southeast Quarter of the Northeast, the centerline of said easement is described as follows:

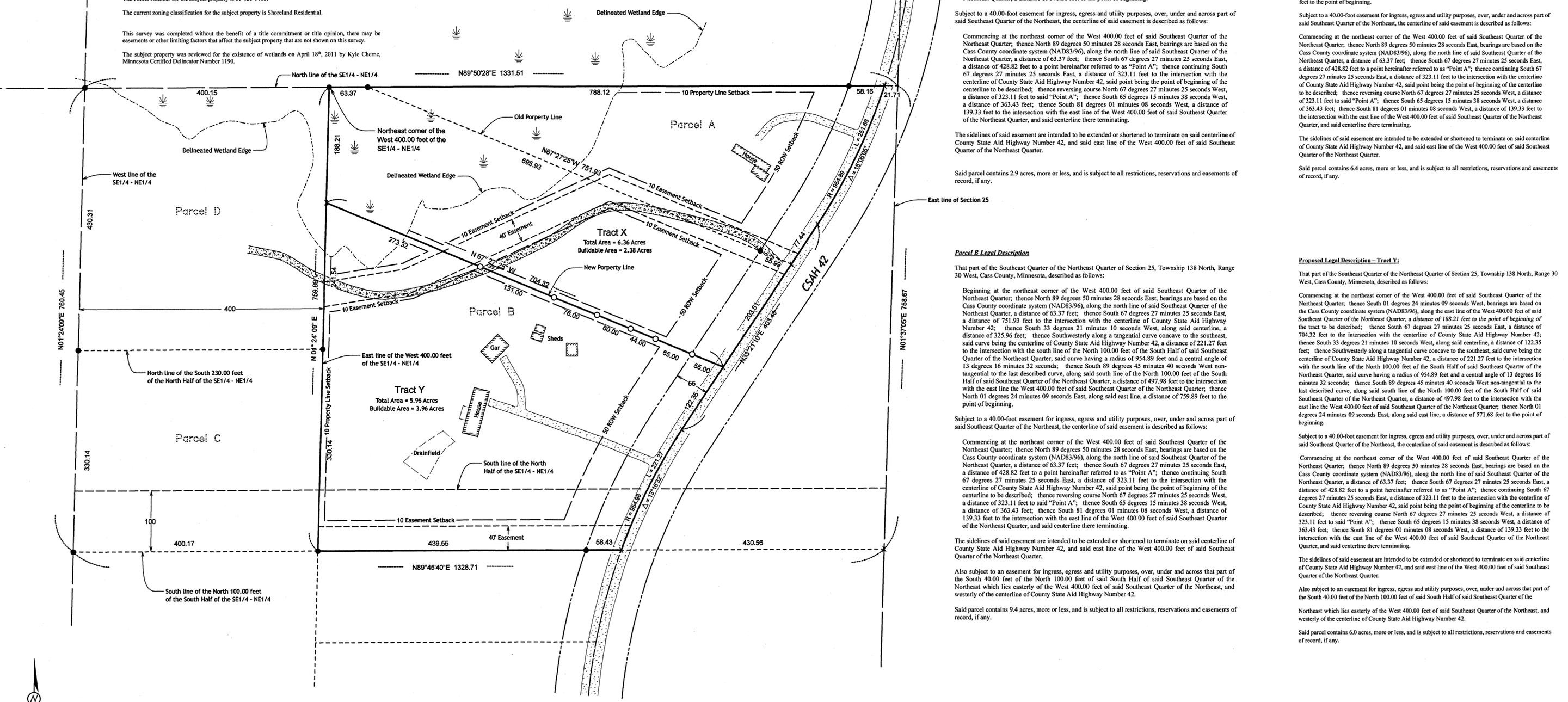
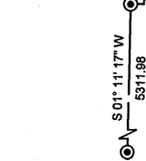
Commencing at the northeast corner of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 50 minutes 28 seconds East, bearings are based on the Cass County coordinate system (NAD83/96), along the north line of said Southeast Quarter of the Northeast Quarter, a distance of 63.37 feet; thence South 67 degrees 27 minutes 25 seconds East, a distance of 428.82 feet to a point hereinafter referred to as "Point A"; thence continuing South 67 degrees 27 minutes 25 seconds East, a distance of 323.11 feet to the intersection with the centerline of County State Aid Highway Number 42, said point being the point of beginning of the centerline to be described; thence reversing course North 67 degrees 27 minutes 25 seconds West, a distance of 323.11 feet to said "Point A"; thence South 65 degrees 15 minutes 38 seconds West, a distance of 363.43 feet; thence South 81 degrees 01 minutes 08 seconds West, a distance of 139.33 feet to the intersection with the east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter, and said centerline there terminating.

The sidelines of said easement are intended to be extended or shortened to terminate on said centerline of County State Aid Highway Number 42, and said east line of the West 400.00 feet of said Southeast Quarter of the Northeast Quarter.

Also subject to an easement for ingress, egress and utility purposes, over, under and across that part of the South 40.00 feet of the North 100.00 feet of said South Half of said Southeast Quarter of the Northeast which lies easterly of the West 400.00 feet of said Southeast Quarter of the Northeast, and westerly of the centerline of County State Aid Highway Number 42.

Said parcel contains 6.0 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

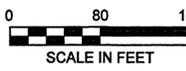
South Quarter corner of Sec. 25, Twp. 138, Rng. 30



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM

**PROPERTY BOUNDARY LEGEND**

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- × COMPUTED POSITION
- GOVERNMENT SECTION CORNER MONUMENT



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
KRAMER LEAS DELEO  
SURVEYING • ENGINEERING • PLANNING  
BRainerd ST. CLOUD

1120 Industrial Park Road  
Brainerd, MN 56401  
218-824-5337

13 North 11th Avenue  
St. Cloud, MN 56302  
320-259-1295

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: *David Taray* 07/06/2020  
Jordan Chapman, MN License No. 57077 Date

PROJECT NO. TARAD2001

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey

David Taray  
Section 25, Township 138 North, Range 30 West  
Cass County, Minnesota

Sheet No. 1 of 1