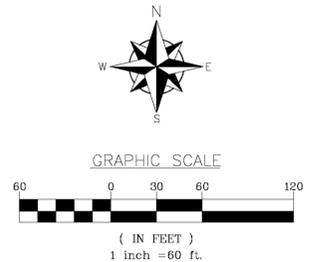
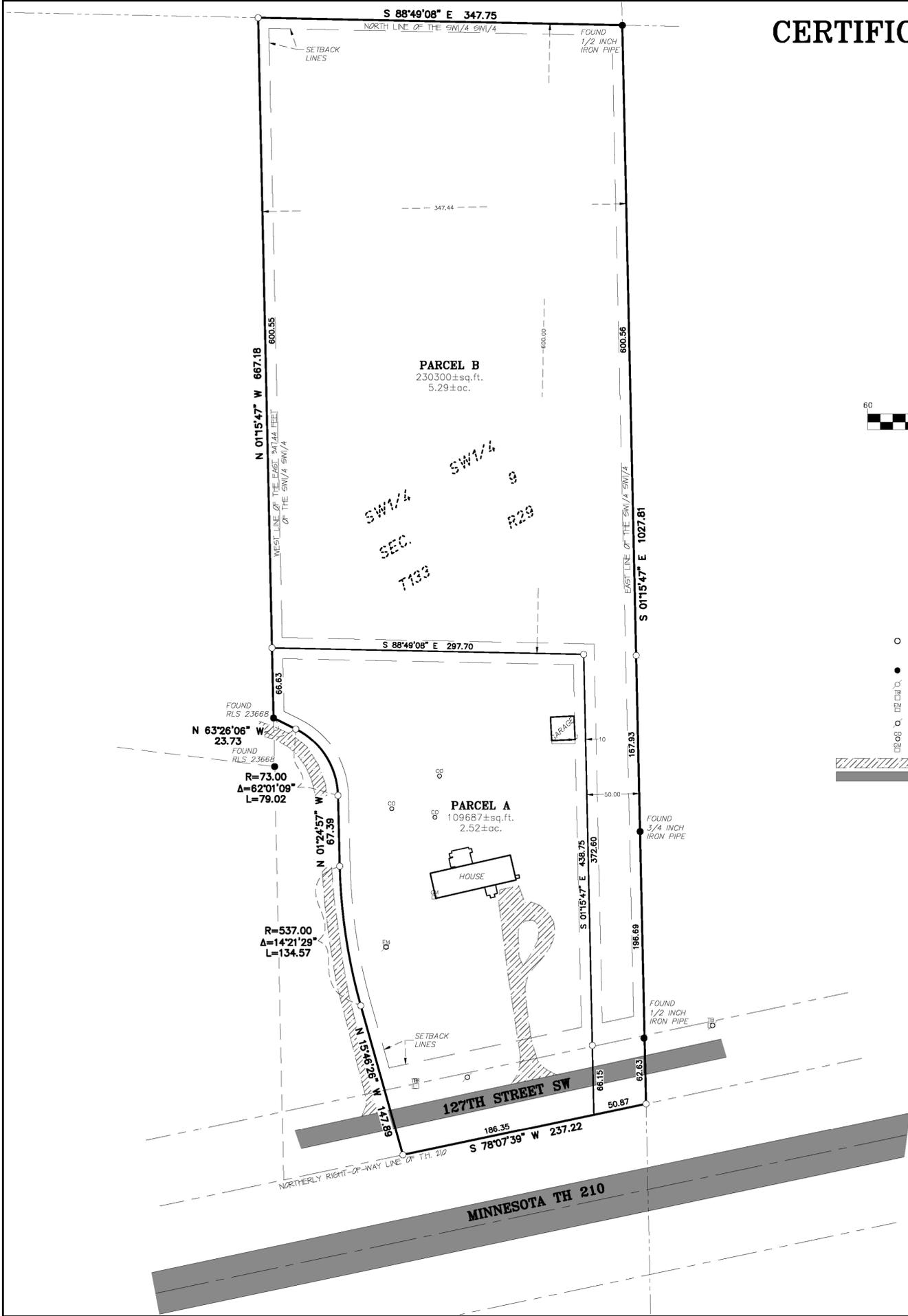


# CERTIFICATE OF SURVEY



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 45165 CAP
  - DENOTES FOUND SURVEY MONUMENT
  - DENOTES TELEPHONE POLE
  - DENOTES TELEPHONE PEDESTAL
  - DENOTES ELECTRIC METER
  - DENOTES UTILITY POLE
  - DENOTES SEPTIC CLEANOUT
  - DENOTES GAS METER
  - ▨ DENOTES GRAVEL SURFACE
  - ▩ DENOTES BITUMINOUS SURFACE

**EXISTING DESCRIPTION** - (As Per Doc. No. A000574229 - Parcel No.: 41-109-3301)

That part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the intersection of the east line of said Southwest Quarter of the Southwest Quarter with the northerly right-of-way line of Minnesota Trunk Highway Number 210 as it exists on June 15, 2015; thence South 78 degrees 07 minutes 39 seconds West, bearings are based on the Cass County coordinate system, along said northerly right-of-way line a distance of 237.22 feet; thence North 15 degrees 46 minutes 26 seconds West, a distance of 147.89 feet; thence northerly 134.57 feet along a tangential curve concave to the east, said curve having a central angle of 14 degrees 21 minutes 29 seconds and a radius of 537.00 feet; thence North 01 degrees 24 minutes 57 seconds West, tangent to the last described curve, a distance of 67.39 feet; thence northwesterly 79.02 feet along a tangential curve concave to the southwest, said curve having a central angle of 62 degrees 01 minutes 09 seconds and a radius of 73.00 feet; thence North 63 degrees 26 minutes 06 seconds West, tangent to the last described curve, a distance of 23.73 feet to the intersection with the west line of the East 347.44 feet of said Southwest Quarter of the Southwest Quarter; thence North 01 degrees 15 minutes 47 seconds West, along said west line, a distance of 667.18 feet to the intersection with the north line of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 08 seconds East, along said north line, a distance of 347.45 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence South 01 degrees 15 minutes 47 seconds East, along the east line of said Southwest Quarter of the Southwest Quarter, a distance of 1027.81 feet to the point of beginning.

Said tract contains 7.8 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

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

That part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the intersection of the east line of said Southwest Quarter of the Southwest Quarter with the northerly right-of-way line of Minnesota Trunk Highway Number 210 as it exists on June 15, 2015, said point of commencement lies South 01 degrees 15 minutes 47 seconds East, 1027.81 feet of the northeast corner of said Southwest Quarter of the Southwest Quarter, as measured along the east line of said Southwest Quarter of the Southwest Quarter; thence South 78 degrees 07 minutes 39 seconds West, bearings are based on the Cass County coordinate system, along said northerly right-of-way line a distance of 50.87 feet to the point of beginning; thence continue South 78 degrees 07 minutes 39 seconds West, along said northerly right-of-way line a distance of 186.35 feet; thence North 15 degrees 46 minutes 26 seconds West, a distance of 147.89 feet; thence northerly 134.57 feet along a tangential curve concave to the east, said curve having a central angle of 14 degrees 21 minutes 29 seconds and a radius of 537.00 feet; thence North 01 degrees 24 minutes 57 seconds West, tangent to the last described curve, a distance of 67.39 feet; thence northwesterly 79.02 feet along a tangential curve concave to the southwest, said curve having a central angle of 62 degrees 01 minutes 09 seconds and a radius of 73.00 feet; thence North 63 degrees 26 minutes 06 seconds West, tangent to the last described curve, a distance of 23.73 feet to the intersection with the west line of the East 347.44 feet of said Southwest Quarter of the Southwest Quarter; thence North 01 degrees 15 minutes 47 seconds West, along said west line, a distance of 66.63 feet; thence South 88 degrees 49 minutes 08 seconds East, 297.70 feet; thence South 01 degrees 15 minutes 47 seconds East, along a line parallel with the east line of said Southwest Quarter of the Southwest Quarter a distance of 438.75 feet to the point of beginning.

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

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

That part of the Southwest Quarter of the Southwest Quarter of Section 9, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the intersection of the east line of said Southwest Quarter of the Southwest Quarter with the northerly right-of-way line of Minnesota Trunk Highway Number 210 as it exists on June 15, 2015, said point of beginning lies South 01 degrees 15 minutes 47 seconds East, 1027.81 feet of the northeast corner of said Southwest Quarter of the Southwest Quarter, as measured along the east line of said Southwest Quarter of the Southwest Quarter; thence South 78 degrees 07 minutes 39 seconds West, bearings are based on the Cass County coordinate system, along said northerly right-of-way line a distance of 50.87 feet; thence North 01 degrees 15 minutes 47 seconds West, a distance of 50.87 feet; thence North 88 degrees 49 minutes 08 seconds West, 297.70 feet to the intersection with the west line of the East 347.44 feet of said Southwest Quarter of the Southwest Quarter; thence North 01 degrees 15 minutes 47 seconds West, along said west line, a distance of 600.55 feet to the intersection with the north line of said Southwest Quarter of the Southwest Quarter; thence South 88 degrees 49 minutes 08 seconds East, along said north line, a distance of 347.45 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence South 01 degrees 15 minutes 47 seconds East, along the east line of said Southwest Quarter of the Southwest Quarter, a distance of 1027.81 feet to the point of beginning.

Said parcel contains 5.2 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

- Bearing orientation is based on the Cass County coordinate system.
- The field survey was completed on 9/27/2019.
- 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.
- The southwest section corner of Section 9, T133, R29, has 2 certified section corners. Doc. No. A000473005 was Certified by Bruce Griva 9/3/2003 and Doc. No. A000598894 which was Certified by Terry Freeman 12/11/2013. The description of record and original survey of this parcel was monumented and recorded using Bruce Griva's 2003 section corner. Arro Land Surveying of Brainerd, Inc. has prepared this survey using Bruce Griva's 2003 section corner, as this was the basis of the original survey and agrees with other surveys in this area.
- Existing Certificate of Survey, prepared by James Kramer, MN Lic. No. 23668, KLD project no. BEACJ1501, was referenced in the preparation of this survey.
- It was verified that there are no wetlands present on the site by Mitch Brinks, Certified Wetland Delineator, on August 7, 2019.
- 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.
- Property Zoning: Rural Residential 2.5 (RR-2.5)
- Setback Requirements:  
Road R/W = 20 feet      Property Line = 10 feet

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 22nd day of October, 2019.  
 By: *Mark T. Downing*  
 Mark T. Downing, Minnesota License No. 46165



**BOUNDARY SURVEY**  
 Part of the SW1/4 SW1/4  
 Sec. 9, T133, R29  
 Cass County, MN

**CLIENT:**  
 David Gielow  
 1230 127th St. SW  
 Brainerd, MN 56401

DRAWN BY:	MJD	CHECKED BY:	EEL
APPROVED BY:	MJD	JOB NUMBER:	19-1759
FIG. DATE:		REVISION DESCRIPTION:	