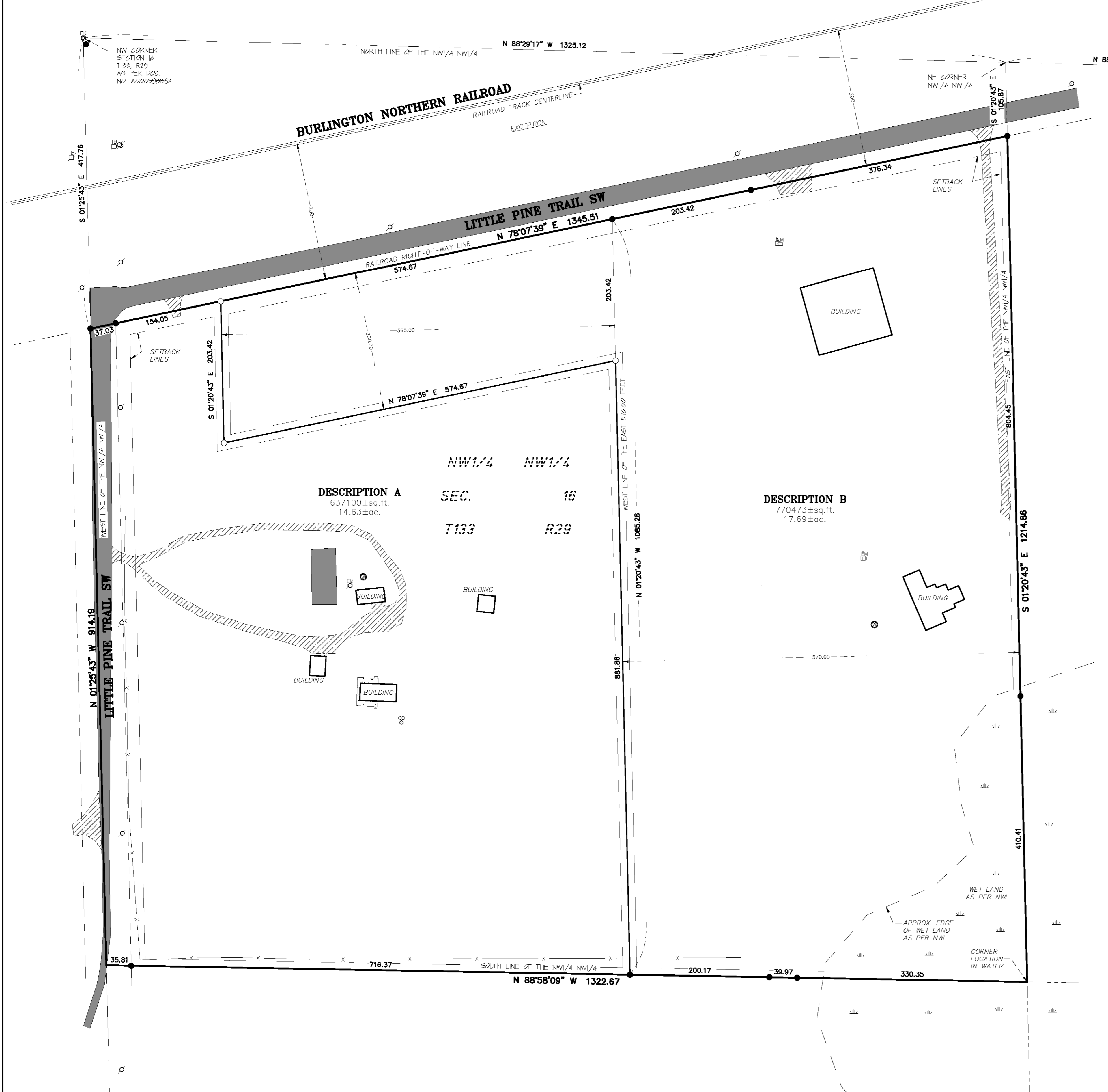


# CERTIFICATE OF SURVEY



**DESCRIPTION A**  
637100±sq.ft.  
14.63±ac.

**DESCRIPTION B**  
770473±sq.ft.  
17.69±ac.

NW1/4    NW1/4  
SEC.       16  
T133      R29

**EXISTING DESCRIPTION A - (Parcel No.: 41-116-2201)**

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way. Also less and except the East 570.00 feet of said NW1/4 NW1/4.

Said parcel contains 17.2 acres of land, more or less, and is subject to existing easements of record.

**EXISTING DESCRIPTION B - (Parcel No.: 41-116-2203)**

The East 570.00 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way.

Said parcel contains 15.0 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED EXCHANGED LAND DESCRIPTION - (Description A to Description B)**

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said NW1/4 NW1/4, thence South 01 degrees 25 minutes 43 seconds East, assumed bearing, along the west line of said NW1/4 NW1/4, a distance of 417.76 feet to the southerly right-of-way line of the Burlington Northern Railroad; thence North 78 degrees 07 minutes 39 seconds East, along said southerly railroad right-of-way line, a distance of 191.08 feet to the point of beginning; thence South 01 degrees 20 minutes 43 seconds East, 203.42 feet; thence North 78 degrees 07 minutes 39 seconds East, 574.67 feet, to the west line of the East 570.00 feet of said NW1/4 NW1/4; thence North 01 degrees 20 minutes 43 seconds West, along the west line of the East 570.00 feet of said NW1/4 NW1/4, a distance of 203.42 feet, to said southerly railroad right-of-way line; thence South 78 degrees 07 minutes 39 seconds West, along said southerly railroad right-of-way line, a distance of 574.67 feet, to the point of beginning.

Said parcel contains 2.6 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION A**

The Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way. Also less and except the East 570.00 feet of said NW1/4 NW1/4.

Also less and except that part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said NW1/4 NW1/4; thence South 01 degrees 25 minutes 43 seconds East, assumed bearing, along the west line of said NW1/4 NW1/4, a distance of 417.76 feet to the southerly right-of-way line of the Burlington Northern Railroad; thence North 78 degrees 07 minutes 39 seconds East, along said southerly railroad right-of-way line, a distance of 191.08 feet to the point of beginning; thence South 01 degrees 20 minutes 43 seconds East, 203.42 feet; thence North 78 degrees 07 minutes 39 seconds East, 574.67 feet, to the west line of the East 570.00 feet of said NW1/4 NW1/4; thence North 01 degrees 20 minutes 43 seconds West, along the west line of the East 570.00 feet of said NW1/4 NW1/4, a distance of 203.42 feet, to said southerly railroad right-of-way line; thence South 78 degrees 07 minutes 39 seconds West, along said southerly railroad right-of-way line, a distance of 574.67 feet, to the point of beginning.

Said parcel contains 14.6 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION B**

The East 570.00 feet of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota. Less and Except railroad right-of-way.

Together with that part of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 16, Township 133, Range 29, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said NW1/4 NW1/4; thence South 01 degrees 25 minutes 43 seconds East, assumed bearing, along the west line of said NW1/4 NW1/4, a distance of 417.76 feet to the southerly right-of-way line of the Burlington Northern Railroad; thence North 78 degrees 07 minutes 39 seconds East, along said southerly railroad right-of-way line, a distance of 191.08 feet to the point of beginning; thence South 01 degrees 20 minutes 43 seconds East, 203.42 feet; thence North 78 degrees 07 minutes 39 seconds East, 574.67 feet, to the west line of the East 570.00 feet of said NW1/4 NW1/4; thence North 01 degrees 20 minutes 43 seconds West, along the west line of the East 570.00 feet of said NW1/4 NW1/4, a distance of 203.42 feet, to said southerly railroad right-of-way line; thence South 78 degrees 07 minutes 39 seconds West, along said southerly railroad right-of-way line, a distance of 574.67 feet, to the point of beginning.

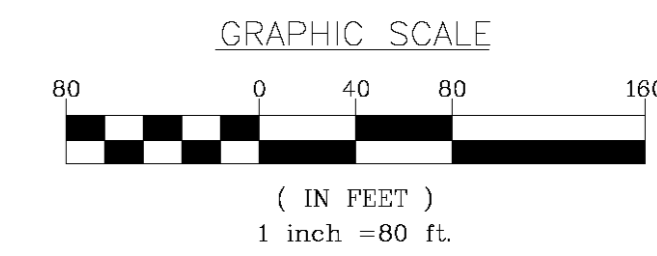
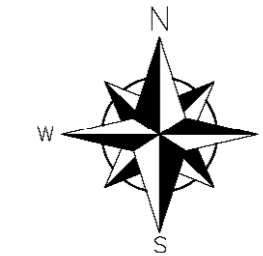
Said parcel contains 17.6 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

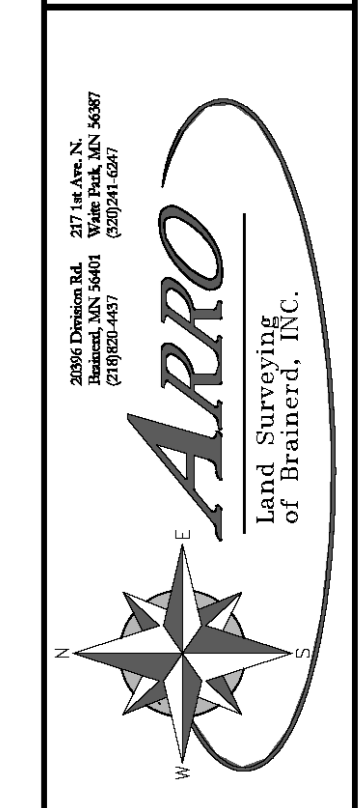
- Bearing Orientation: The north line of NW1/4 of Section 16, Township 133, Range 29 is assumed to have a bearing of North 88 degrees 29 minutes 17 seconds West.
- The field survey was completed on September 22, 2020.
- Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The 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) and Shoreland Residential
- Setback Requirements:  
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 PK NAIL FOUND
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES ELECTRIC METER
- ⊕ DENOTES UTILITY POLE
- ⊕ DENOTES WELL
- ⊕ DENOTES SEPTIC CLEANOUT
- ⊕ DENOTES NWI WET LAND
- ⊕ DENOTES FENCE
- ▨ 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 5th day of October, 2020.  
 By: *Mark T. Downing*  
 Mark T. Downing, Minnesota License No. 46165



**BOUNDARY LINE**  
**ADJUSTMENT SURVEY**  
 Part of the NW1/4 NW1/4  
 Sec. 16, T133, R29  
 Cass County, MN

**CLIENT:**  
**Lloyd Lapka**  
 12822 Little Pine Trail SW  
 Brainerd, MN 56401

DRAWN BY:	MTD	CHECKED BY:	EEL
APPROVED BY:	MTD	JOB NUMBER:	19-181B
DATE:	09/22/20	REVISION DESCRIPTION:	
		NWI AND BUILDABLE AREA	