

North Quarter corner of
Sec. 33, Twp. 133, Rng. 29



ORIENTATION OF THE BEARING
SYSTEM IS BASED ON THE CROWNING
COUNTY COORDINATE SYSTEM



Legal Description - Document #A000648551:

That part of Government Lot 2, Section 33, Township 133, Range 29, described as follows: Commencing at the North Quarter corner of said Section 33; thence South, assumed bearing, 968.94 feet along the West line of said Government Lot 2 to a steel rod; thence South 200.30 feet continuing along said West line of Government Lot 2 to an iron pipe monument stamped Judicial Monument, the point of beginning of the tract to be described; thence South 149.81 feet continuing along said West line of Government Lot 2 to the southwest corner of said Government Lot 2; thence South 89 degrees 57 minutes 59 seconds East 266 feet, more or less, along the South line of said Government Lot 2 to the shore of Hardy Lake; thence Northwesterly along said shore to its intersection with the line that bears South 79 degrees 25 minutes 26 seconds East from the point of beginning, said line being monumented by Judicial monuments; thence North 79 degrees 25 minutes 26 seconds West 267 feet, more or less, along said Judicial Monumented line to the point of beginning; Cass County, Minnesota.

Legal Description - Document #T000034691:

That part of Gov. Lot 2, Section 33, Township 133 North, Range 29 West, Cass County, Minnesota, assumed bearing, 968.94 feet along the West line of said Gov. Lot 2 to a steel rod; thence South, assumed bearing, 968.94 feet along the West line of said Gov. Lot 2 to a steel rod; thence South 150.00 feet continuing along said West line of Gov. Lot 2 to the southwest corner of the tract decided to Gallickson by the deed recorded as Document No. 197779 in the Cass County Recorder's Office; the point of beginning of the tract to be described; thence South 125.30 feet continuing along said West line of Government Lot 2 to an iron pipe monument stamped Judicial Monument; thence South 79 degrees 25 minutes 26 seconds East 267 feet, more or less, to the shore of Hardy Lake; thence Northwesterly along said shore to its intersection with the south line of said Gallickson Tract; said South line bears South 74 degrees 20 minutes 34 seconds East from the point of beginning; thence North 74 degrees 20 minutes 34 seconds West 276 feet, more or less, along said South line of the Gallickson Tract to the point of beginning.

Successors Notes

The property address for the subject property is:
14114 Hardy Lake Road
Pillager, MN 56473

The Parcel Number for the subject property is 41-133-1299.

The current zoning classification for the subject property is Shoreland Residential.

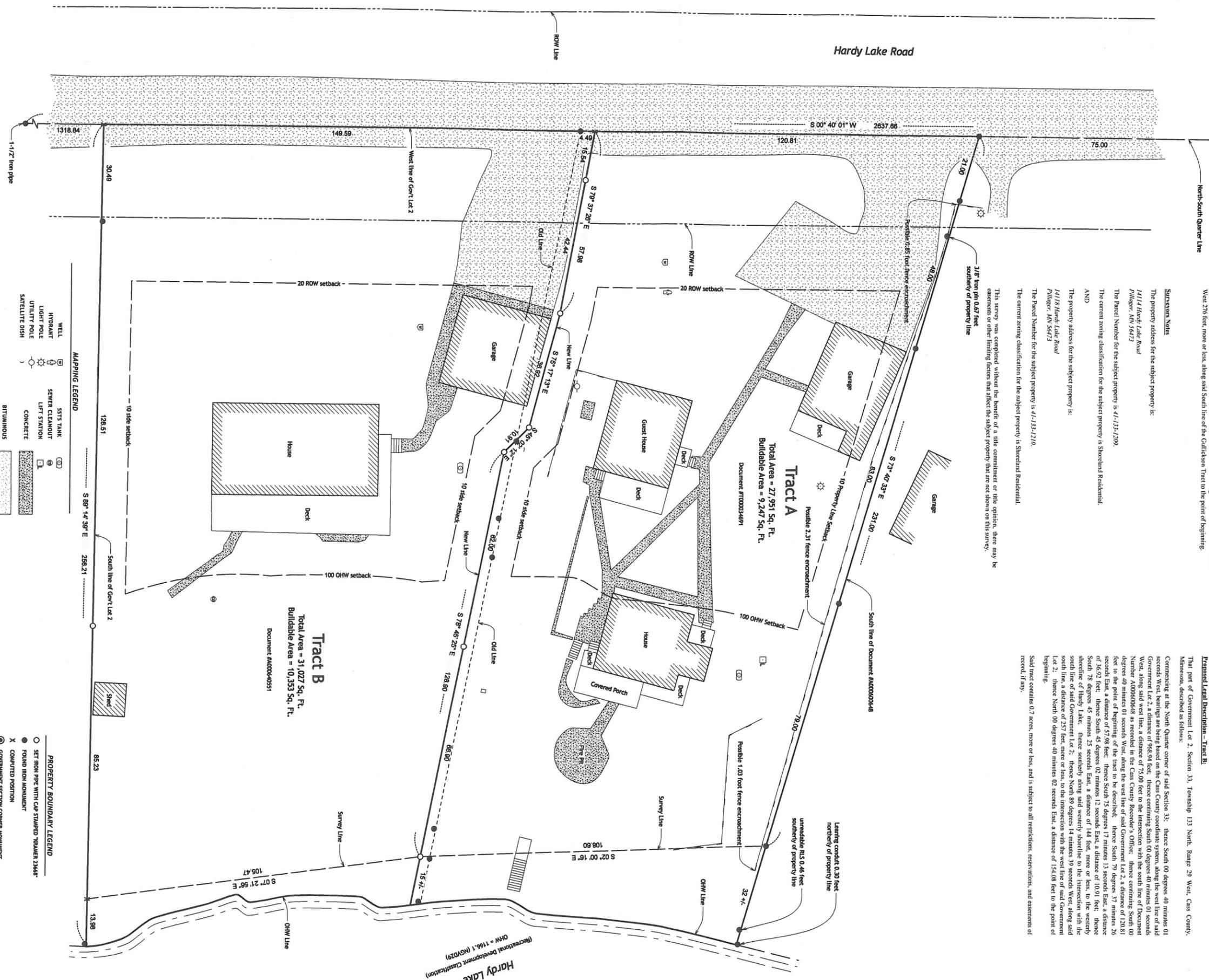
AND

The property address for the subject property is:
14118 Hardy Lake Road
Pillager, MN 56473

The Parcel Number for the subject property is 41-133-1210.

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 encumbrances or other limiting factors that affect the subject property that are not shown on this survey.



Proposed Legal Description - Tract A:

That part of Government Lot 2, Section 33, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 33; thence South 00 degrees 40 minutes 01 seconds West, bearings are being based on the Cass County coordinate system, along the west line of said Government Lot 2, a distance of 968.94 feet; thence continuing South 00 degrees 40 minutes 01 seconds West, along said west line, a distance of 75.00 feet to the intersection with the south line of Document Number A000600648 as recorded in the Cass County Recorder's Office; thence continuing South 00 degrees 40 minutes 01 seconds West, along the west line of said Government Lot 2, a distance of 120.81 feet; thence South 79 degrees 25 minutes 26 seconds East, a distance of 57.98 feet; thence South 75 degrees 17 minutes 13 seconds East, a distance of 36.92 feet; thence South 45 degrees 02 minutes 12 seconds East, a distance of 10.91 feet; thence South 78 degrees 45 minutes 25 seconds East, a distance of 144 feet, more or less, to the westerly shoreline of Hardy Lake; thence southerly along said westerly shoreline to the intersection with the south line of said Government Lot 2; thence North 80 degrees 14 minutes 39 seconds West, along said south line, a distance of 257 feet, more or less, to the intersection with the west line of said Government Lot 2; thence North 00 degrees 40 minutes 02 seconds East, a distance of 154.08 feet to the point of beginning.

Said tract contains 0.6 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

Proposed Legal Description - Tract B:

That part of Government Lot 2, Section 33, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 33; thence South 00 degrees 40 minutes 01 seconds West, bearings are being based on the Cass County coordinate system, along the west line of said Government Lot 2, a distance of 968.94 feet; thence continuing South 00 degrees 40 minutes 01 seconds West, along said west line, a distance of 75.00 feet to the intersection with the south line of Document Number A000600648 as recorded in the Cass County Recorder's Office; thence continuing South 00 degrees 40 minutes 01 seconds West, along the west line of said Government Lot 2, a distance of 120.81 feet; thence South 79 degrees 25 minutes 26 seconds East, a distance of 57.98 feet; thence South 75 degrees 17 minutes 13 seconds East, a distance of 36.92 feet; thence South 45 degrees 02 minutes 12 seconds East, a distance of 10.91 feet; thence South 78 degrees 45 minutes 25 seconds East, a distance of 144 feet, more or less, to the westerly shoreline of Hardy Lake; thence southerly along said westerly shoreline to the intersection with the south line of said Government Lot 2; thence North 80 degrees 14 minutes 39 seconds West, along said south line, a distance of 257 feet, more or less, to the intersection with the west line of said Government Lot 2; thence North 00 degrees 40 minutes 02 seconds East, a distance of 154.08 feet to the point of beginning.

Said tract contains 0.7 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

Tract A

Total Area = 27,991 Sq. Ft.
Buildable Area = 9,247 Sq. Ft.

Document #T000034691

Tract B

Total Area = 31,027 Sq. Ft.
Buildable Area = 10,333 Sq. Ft.

Document #A000640551

MAPPING LEGEND

WELL
HYDRANT
LIGHT POLE
UTILITY POLE
SATURNITE DISH

SEWER CLEANOUT
LIFT STATION
CONCRETE

BITUMINOUS

PROPERTY BOUNDARY LEGEND

● SET IRON PIPE WITH CAP STAMPED "KRAMER 2344F"

○ FOUND IRON MONUMENT

X COMPUTED POSITION

⊙ GOVERNMENT SECTION CORNER MONUMENT

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
SURVEYING - ENGINEERING - PLANNING
BRAINERS ST. CLOUD

1. HEREBY CERTIFY THAT THIS 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: *James Kramer*
James Kramer, MN License No. 23468

Date: 11/11/2020

PROJECT NO. RUSSJ2001

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Section 33, Township 133 North, Range 29 West
Cass County, Minnesota

Jim Russell