

Northwest corner of Sec. 13, Twp. 133, Rng. 30  
 North Quarter corner of Sec. 13, Twp. 133, Rng. 30

**Surveyors Notes**

The property address for the subject property is:  
 Not Declared  
 The Parcel Number for the subject property is 41-213-3201.  
 The current zoning classification for the subject property is Rural Residential 2.5 and 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 5, 2021, by Kyle Cherne, Minnesota Certified Delineator #1190. No wetlands were located on the property.

**Legal Description - Document# A000544794:**

**Parcel 2**  
 The West Half of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter (W $\frac{1}{2}$  of S  $\frac{1}{2}$  of N  $\frac{1}{2}$  of NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ), Section Thirteen (13), Township One Hundred Thirty-three (133), Range Thirty (30), subject to reservations, restrictions and easements of record, if any.

**Legal Description - Document# A000564566:**

The Southwest Quarter of the Northwest Quarter, Section 13 (13), Township One Hundred Thirty-three (133) North, Range Thirty (30) West lying South of the Burlington Northern Railroad right-of-way except for the Plat of Sylvan Townsite and except for the following described exception: beginning at the southeast corner of Sylvan Townsite; thence northerly along the East line of Sylvan Townsite for 366.0 feet; thence easterly along a line parallel to the South line of Sylvan Townsite, as produced and projected in an easterly direction, for a distance of 74.0 feet; thence in a southerly direction to a point that is 116.0 feet easterly from the Point of Beginning on and along a line projected and produced in an easterly direction of said South line of said Sylvan Townsite; thence westerly along above-said line for 116.0 feet to the Point of Beginning of the exception being described.

**ALSO EXCEPT:**

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 0 degrees 03 minutes 13 seconds East, bearings are based on the North American Datum of 1983/1996, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 411.40 feet to the point of beginning; thence South 83 degrees 58 minutes 39 seconds East, a distance of 397.20 feet to the westerly ROW line of the roadway platted as Lora Avenue according to the Plat of SYLVAN, said plat is on file in the Office of the Recorder in Cass County; thence North 7 degrees 03 minutes 13 seconds East along said westerly ROW line, a distance of 226.07 feet to the southerly ROW line of the Burlington Northern-Santa Fe rail road; thence westerly a distance of 367.00 feet along said southerly ROW line, along a non-tangential curve concave to the northeast having a radius of 5823.52 feet and a central angle of 3 degrees 36 minutes 39 seconds, the chord of said curve bears North 79 degrees 07 minutes 28 seconds West, with a chord distance of 366.94 feet; thence North 77 degrees 19 minutes 09 seconds West along said southerly ROW line, a distance of 63.73 feet to the West line of said Southwest Quarter of the Northwest Quarter; thence South 0 degrees 03 minutes 13 seconds West along said West line, a distance of 265.91 feet to the point of beginning.

**ALSO EXCEPT:**

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 0 degrees 03 minutes 13 seconds East, bearings are based on the North American Datum of 1983/1996, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 411.40 feet to the point of beginning; thence South 83 degrees 58 minutes 39 seconds East, a distance of 397.20 feet to the westerly ROW line of the roadway platted as Lora Avenue according to the Plat of SYLVAN, said plat is on file in the Office of the Recorder in Cass County; thence South 7 degrees 03 minutes 13 seconds West along said westerly ROW line, a distance of 244.77 feet; thence North 83 degrees 14 minutes 57 seconds West, a distance of 253.19 feet; thence South 73 degrees 11 minutes 33 seconds West, a distance of 41.11 feet; thence South 37 degrees 58 minutes 03 seconds West, a distance of 44.33 feet; thence South 6 degrees 19 minutes 44 seconds West, a distance of 110.22 feet to the South line of said Southwest Quarter of the Northwest Quarter; thence South 89 degrees 41 minutes 55 seconds West, a distance of 35.13 feet to the point of beginning.

**Proposed Legal Description - Tract A:**

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the Southwest corner of said Southwest Quarter of the Northwest Quarter; thence North 0 degrees 03 minutes 13 seconds East, bearings are based on the North American Datum of 1983/1996, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 411.40 feet to the point of beginning; thence South 83 degrees 58 minutes 39 seconds East, a distance of 397.20 feet to the westerly ROW line of the roadway platted as Lora Avenue according to the Plat of SYLVAN, said plat is on file in the Office of the Recorder in Cass County; thence South 7 degrees 03 minutes 13 seconds West along said westerly ROW line, a distance of 244.77 feet to the point of beginning of the tract to be described; thence North 83 degrees 14 minutes 57 seconds West, a distance of 253.19 feet; thence South 73 degrees 11 minutes 33 seconds West, a distance of 41.11 feet; thence South 37 degrees 58 minutes 03 seconds West, a distance of 44.33 feet; thence South 6 degrees 19 minutes 44 seconds West, a distance of 110.22 feet to the South line of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 41 minutes 55 seconds East, a distance of 314.75 feet to the intersection with the southerly extensions of the westerly ROW line of said Lora Avenue; thence North 07 degrees 03 minutes 13 seconds East along said southerly extension of the westerly ROW line, a distance of 125.92 feet to the point of beginning.

**AND**

That part of the West Half of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota, lying northerly of the South 334.00 feet thereof.

Said tract contains 3.5 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

**Proposed Legal Description - Tract B:**

The South 334.00 feet of the West Half of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 13, Township 133 North, Range 30 West, Cass County, Minnesota.

Said tract contains 2.5 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

**PROPERTY BOUNDARY LEGEND**

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT
- X COMPUTED POSITION
- ⊙ GOVERNMENT SECTION CORNER MONUMENT

**Tract A**  
 Total Area = 3.48 Acres  
 Buildable Area = 2.70 Acres

**Tract B**  
 Total Area = 2.50 Acres  
 Buildable Area = 1.88 Acres

W $\frac{1}{2}$  - W $\frac{1}{2}$  - N $\frac{1}{2}$  - NW $\frac{1}{4}$  - SW $\frac{1}{4}$

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



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

1330 Industrial Park Road  
 Brainerd, MN 56401  
 218-829-5333

13 North 110th Avenue  
 St. Cloud, MN 56301  
 320-294-1268

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: *James Kramer* 04/01/2021  
 James Kramer, MN License No. 23668 Date

PROJECT NO. SPILD2101

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

Doug Spilman  
 Section 13, Township 133 North, Range 30 West  
 Cass County, Minnesota

Sheet No. 1 of 1