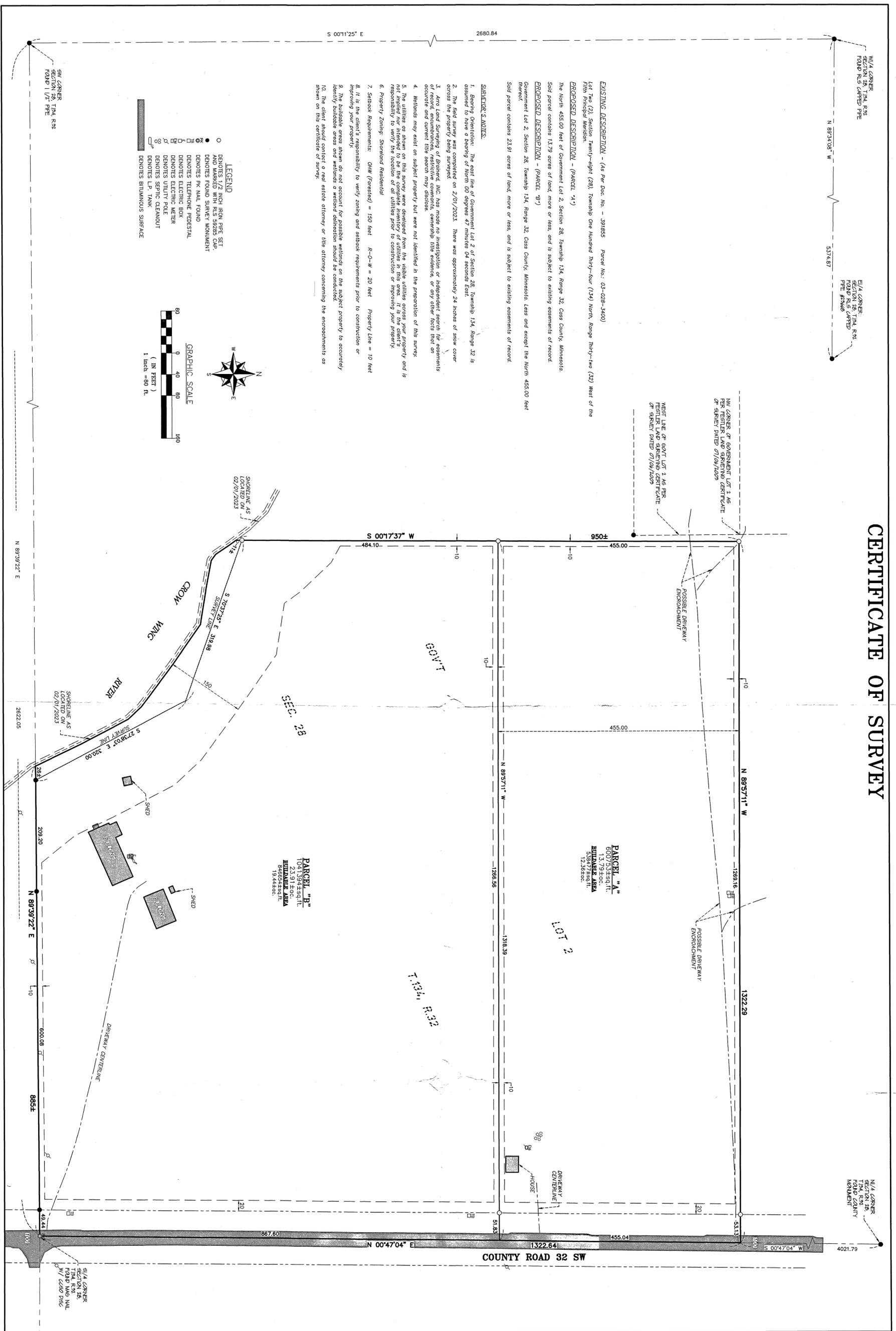


CERTIFICATE OF SURVEY



EXISTING DESCRIPTION - (As Per Doc. No. - 391855 Parcel No. 03-028-3400)
 Lot Two (2), Section Twenty-eight (28), Township One Hundred Thirty-four (134) North, Range Thirty-two (32) West of the First Principal Meridian.
PROPOSED DESCRIPTION - (PARCEL "A")
 The North 455.00 feet of Government Lot 2, Section 28, Township 134, Range 32, Cass County, Minnesota.
 Said parcel contains 13.79 acres of land, more or less, and is subject to existing easements of record.
PROPOSED DESCRIPTION - (PARCEL "B")
 Government Lot 2, Section 28, Township 134, Range 32, Cass County, Minnesota. Less and except the North 455.00 feet thereof.
 Said parcel contains 23.91 acres of land, more or less, and is subject to existing easements of record.

SUBJECT NOTES:

1. Bearing Observation: The east line of Government Lot 2 of Section 28, Township 134, Range 32 is assumed to have a bearing of North 00 degrees 47 minutes 04 seconds East.
2. The field survey was completed on 2/01/2023. There was approximately 24 inches of snow cover across the property being surveyed.
3. Arco Land Surveying of Brainerd, Inc. has made no investigation or independent search for easements across the property being surveyed.
4. Wetlands may exist on subject property but were not identified in the preparation of this survey.
5. 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.
6. Property Zoning: Shoreland Residential
7. Subsoil Requirements: OHW (forested) = 150 feet R-O-W = 20 feet Property Line = 10 feet
8. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
9. The buildable areas shown do not account for possible wetlands on the subject property to accurately identify buildable areas and wetlands a wetland delineation should be conducted.
10. The client should contact a real estate attorney or title attorney concerning the encroachments as shown on this certificate of survey.

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH R/S 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES P.C. NAIL FOUND
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES SEPTIC CLEANOUT
- DENOTES L.P. TANK
- DENOTES BITUMINOUS SURFACE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 80 ft.

SW CORNER SECTION 28, T134, R32 FOUND 1/2" P.I.E.

N/E CORNER SECTION 28, T134, R32 FOUND P.C. NAIL P.I.E. #12568

N/E CORNER OF GOVT LOT 2 AS PER RESUBDIVISION AND SPLITTING CERTIFICATE OF SURVEY DATED 01/08/1009

PARCEL "B"
 10413943SQFT
 23.91 AC.
 BUILDABLE AREA
 859444SQFT

PARCEL "A"
 603793SQFT
 BUILDABLE AREA
 12,365SQFT

DRAWN BY: JAS CHECKED BY: EEL

APPROVED BY: JAS JOB NUMBER: 22-1809

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
 Dwayne & Lois Walters
 11599 County Road 23 SW
 Motley, MN 56466

MINOR SUBDIVISION SURVEY
 Gov't Lot 2
 Sec. 28, T.134, R.32
 Cass County, MN



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 14th day of February 2023

By: *Jared A. Spaid*
 Jared A. Spaid, Minnesota License No. 59285