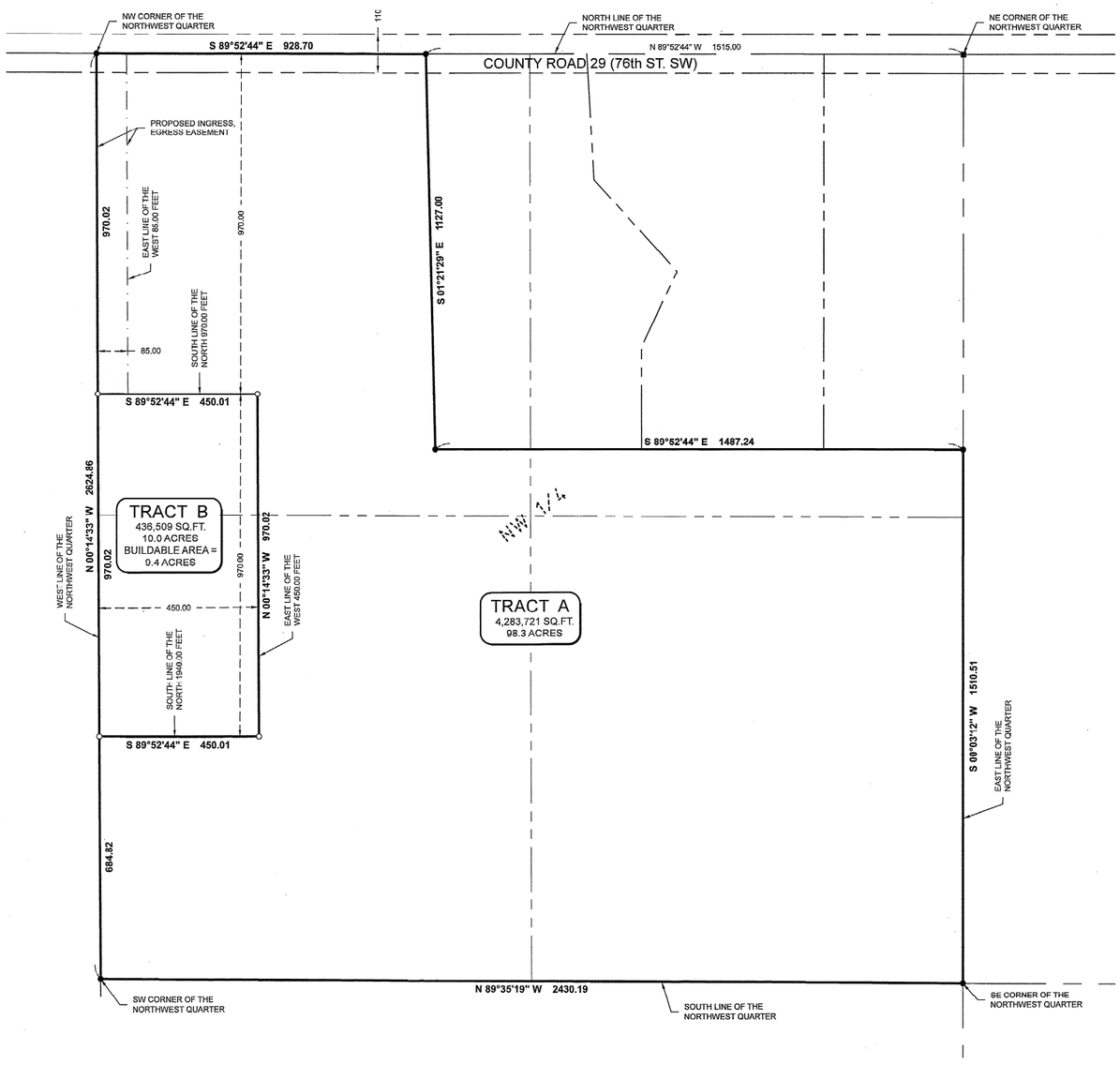
# CERTIFICATE OF SURVEY

## PART OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA




### LEGAL DESCRIPTION PER DOCUMENT NUMBER A000638554

THAT PART OF THE NORTHWEST QUARTER (NW1/4), SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1515.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 31 MINUTES 15 SECONDS EAST 1127.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 1487.08 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE 1512.70 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 2430.03 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 24 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 2624.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE THEREOF 928.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
THAT PART OF THE NORTHWEST QUARTER (NW1/4), SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 1515.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE SOUTH 01 DEGREES 31 MINUTES 15 SECONDS EAST 1127.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 1487.08 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE 1512.70 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 41 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 2430.03 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 24 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 2624.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE THEREOF 928.76 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
EXCEPT
THE WEST 450.00 FEET OF THE SOUTH 970.00 FEET OF THE NORTH 1940.00 FEET OF SAID NORTHWEST QUARTER.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THE WEST 85.00 FEET OF THE NORTH 970.00 FEET OF THE NORTHWEST QUARTER., SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA.

ALSO SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

TRACT B
THE WEST 450.00 FEET OF THE SOUTH 970.00 FEET OF THE NORTH 1940.00 FEET OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER AND ACROSS THE WEST 85.00 FEET OF THE NORTH 970.00 FEET OF THE NORTHWEST QUARTER., SECTION 7, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA.

ALSO SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

## NOTES:

1. Zoning for subject tract = "Agriculture".
2. Parcel ID of subject parcel: 90-007-2001.
3. The E911 address of subject parcel: 2059 County 29.
4. Lot and Use Requirements:

| | |
|---|---|
| Total Area - acres | 10 |
| Lot Width - feet | 400 |
| Buildable Area - acres | 2.5 |
| Setback County Road - feet | 50 |
| Setback, side - feet | 20 |
| Setback, wetland - feet | 30 |

N

200 0 200 400

SCALE IN FEET
ON 22" x 34" SHEET

■ DENOTES FOUND PK NAIL

● DENOTES MONUMENT FOUND

○ DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

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


30206 Rasmussen Road
Suite 1
P.O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com


I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, 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.
Cynthia M. Hedde
CYNTHIA M. HEDDE PLS#44881
DATE 3-16-2021 LIC NO. 44881

| REVISIONS | | |
|---|---|---|
| DESCRIPTION | BY | DATE |

DATE: 3-16-2021
SCALE: HORZ. 1"=200' VERT. NONE
PROJECT No.: 18179-1
FILE NAME: 18179 lot layout.dwg
FIELD BOOK: PG. BOOK
PROJECT MANAGER: CMH
CHECKED BY: CMH
DRAWN BY: RJF

CERTIFICATE OF SURVEY

Brett Bermel
1501 72nd St. SW
Lake Shore, MN 56468

SHEET 1 OF 1

Roger Forcelle 3/19/2021 3:47 PM - F:\Drawings\2018\18179 Anderson-Bermel\ 18179 lot layout.dwg

#9579 MJL 11-23-2021