

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 5, 6, & 7
SECTION 7, TOWNSHIP 137 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000621248

That part of Government Lot 6, Section 7, Township 137 North, Range 29 West, Cass County, Minnesota, lying northerly of the Hassman Hill Road SW centerline and northwesterly of the following described line: Commencing at the southeast corner of said Government Lot 6; thence North 00 degrees 08 minutes 33 seconds East, assumed bearing, along the east line of said Government Lot 6 for a distance of 709.34 feet to the centerline of said Hassman Hill Road SW; thence North 64 degrees 46 minutes 15 seconds West along said centerline 673.41 feet to the point of beginning of the line to be herein described; thence North 46 degrees 27 minutes 22 seconds East 479.63 feet, more or less, to the north line of said Government Lot 6 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements, Covenants, restrictions and Reservations of record, if any.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000568386

Government Lot 5, Section 7, Township 137, Range 29, together with a right-of-way for ingress and egress to and from said premises from the township road by the most direct route over Government Lot 7 adjoining.

together with all hereditaments and appurtenances belonging thereto.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000637446

That part of Government Lot 7, Section 7, Township 137 North, Range 29 West, Cass County, Minnesota, lying northerly of the Hassman Hill Road SW centerline and easterly of the following described line: Commencing at the southeast corner of said Government Lot 7; thence North 00 degrees 06 minutes 58 seconds East, assumed bearing, along the east line of said Government Lot 7 for a distance of 168.67 feet to the point of beginning of the line to be herein described; thence South 24 degrees 16 minutes 09 seconds West 150.98 feet, more or less, to said centerline and said described line there terminating, Cass County, Minnesota.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in Doc. #A000568386 filed in the office of the Cass County Recorder, Walker, MN.

together with all hereditaments and appurtenances belonging thereto.

PROPOSED BOUNDARY DESCRIPTIONS:

EAST TRACT

That part of Government Lots 5 and 6, Section 7, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 6; thence North 00 degrees 08 minutes 33 seconds East, assumed bearing, along the east line of said Government Lot 6 for a distance of 709.34 feet to the centerline of Hassman Hill Road SW; thence North 64 degrees 46 minutes 15 seconds West along said centerline 673.41 feet to the point of beginning of the line to be herein described; thence continuing North 64 degrees 46 minutes 15 seconds West along said centerline 221.16 feet; thence North 29 degrees 22 minutes 34 seconds East 355 feet to the shoreline of the Pine River; thence southeasterly along said shoreline to the intersection with a line bearing North 46 degrees 27 minutes 22 seconds East from the point of beginning; thence South 46 degrees 27 minutes 22 seconds West 480 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

MIDDLE TRACT

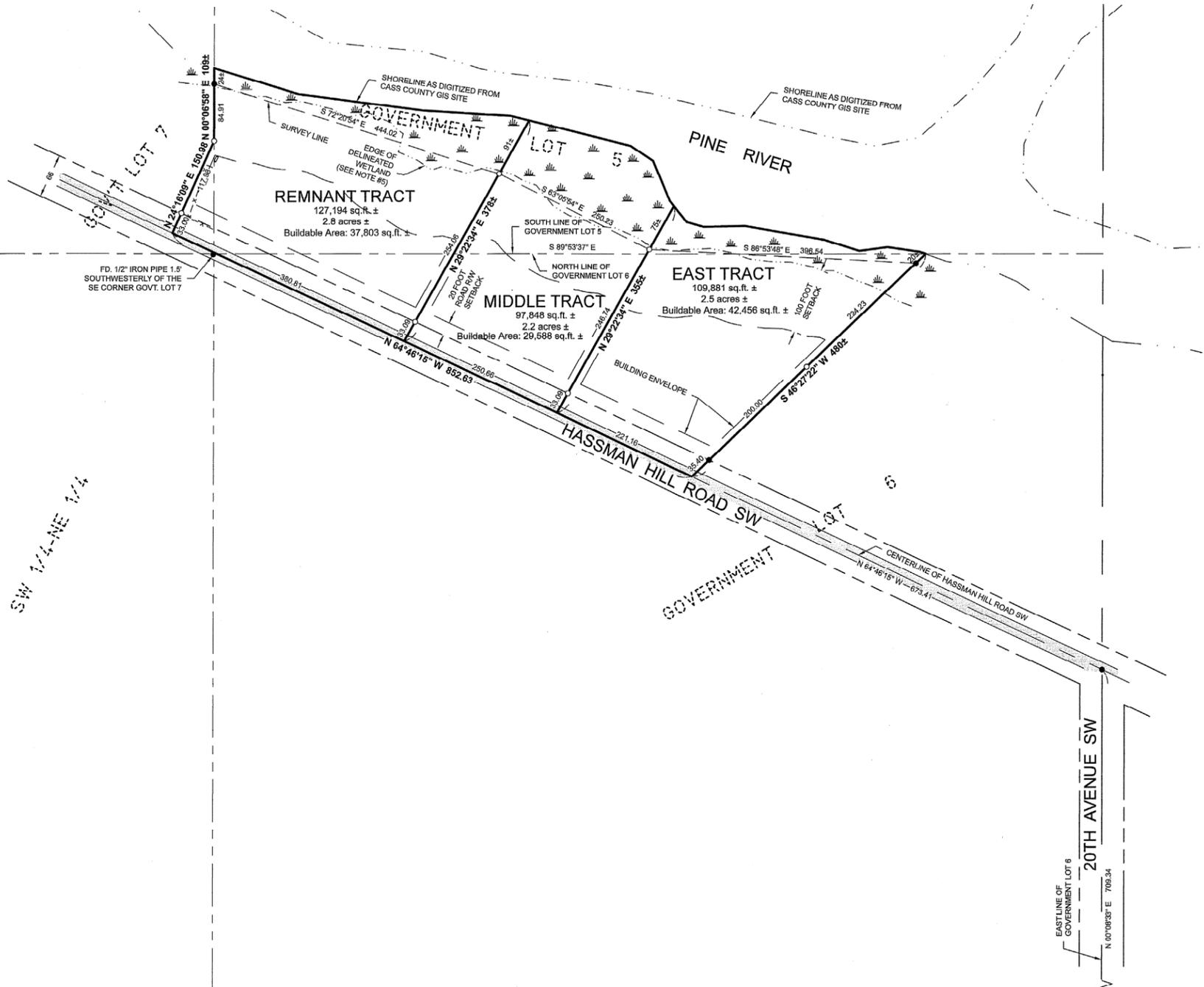
That part of Government Lots 5 and 6, Section 7, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 6; thence North 00 degrees 08 minutes 33 seconds East, assumed bearing, along the east line of said Government Lot 6 for a distance of 709.34 feet to the centerline of Hassman Hill Road SW; thence North 64 degrees 46 minutes 15 seconds West along said centerline 894.57 feet to the point of beginning of the tract to be herein described; thence continuing North 64 degrees 46 minutes 15 seconds West along said centerline 250.66 feet; thence North 29 degrees 22 minutes 34 seconds East 378 feet, more or less, to the shoreline of the Pine River; thence southeasterly along said shoreline to the intersection with a line bearing North 29 degrees 22 minutes 34 seconds East from the point of beginning; thence South 29 degrees 22 minutes 34 seconds West 355 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

REMNANT TRACT

That part of Government Lots 5, 6 and 7, Section 7, Township 137 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Government Lot 6; thence North 00 degrees 08 minutes 33 seconds East, assumed bearing, along the east line of said Government Lot 6 for a distance of 709.34 feet to the centerline of Hassman Hill Road SW; thence North 64 degrees 46 minutes 15 seconds West along said centerline 1145.23 feet to the point of beginning of the tract to be herein described; thence continuing North 64 degrees 46 minutes 15 seconds West along said centerline 380.81 feet; thence North 24 degrees 16 minutes 09 seconds East 150.98 feet to the east line of said Government Lot 7; thence North 00 degrees 06 minutes 58 seconds East along said last described east line 109 feet, more or less to the shoreline of the Pine River; thence southeasterly along said shoreline to the intersection with a line bearing North 29 degrees 22 minutes 34 seconds East from the point of beginning; thence South 29 degrees 22 minutes 34 seconds West 378 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.



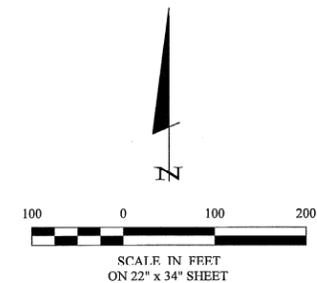
NOTES:

- Zoning for subject tract = "Tributary".
- Parcel ID of subject parcel: 50-007-1102 & 50-007-1403.
- The property address of subject parcel: 2098 Hassman Hill Road SW.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Wetland delineation was completed on 6-24-2022, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.

LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- ▬ DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING LP TANK
- ☼ DENOTES WET LAND(S)
- 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.



30176 Old Highway #371
Suite 2
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemartsurvey.com



MINNESOTA CERTIFICATE OF SURVEY (AN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA)
Bonnie Cullen
7/6/2022
LIC. NO. 44881

REVISIONS	DATE	DESCRIPTION

PROJECT NO.:	17139-1	DATE:	7-6-2022
CHECKED BY:	CMH	SCALE:	1"=100'
DRAWN BY:	RJF-CGS	HORIZ:	
FILE NAME:	C:\17139-1.dwg	VERT:	
FIELD BOOK:		PG. NO.:	
BOOK NO.:		PG. NA.:	

CERTIFICATE OF SURVEY	Bonnie Cullen 2098 Hassman Hill Rd. SW Pequot Lakes, MN, 56474
SHEET	1 OF 1