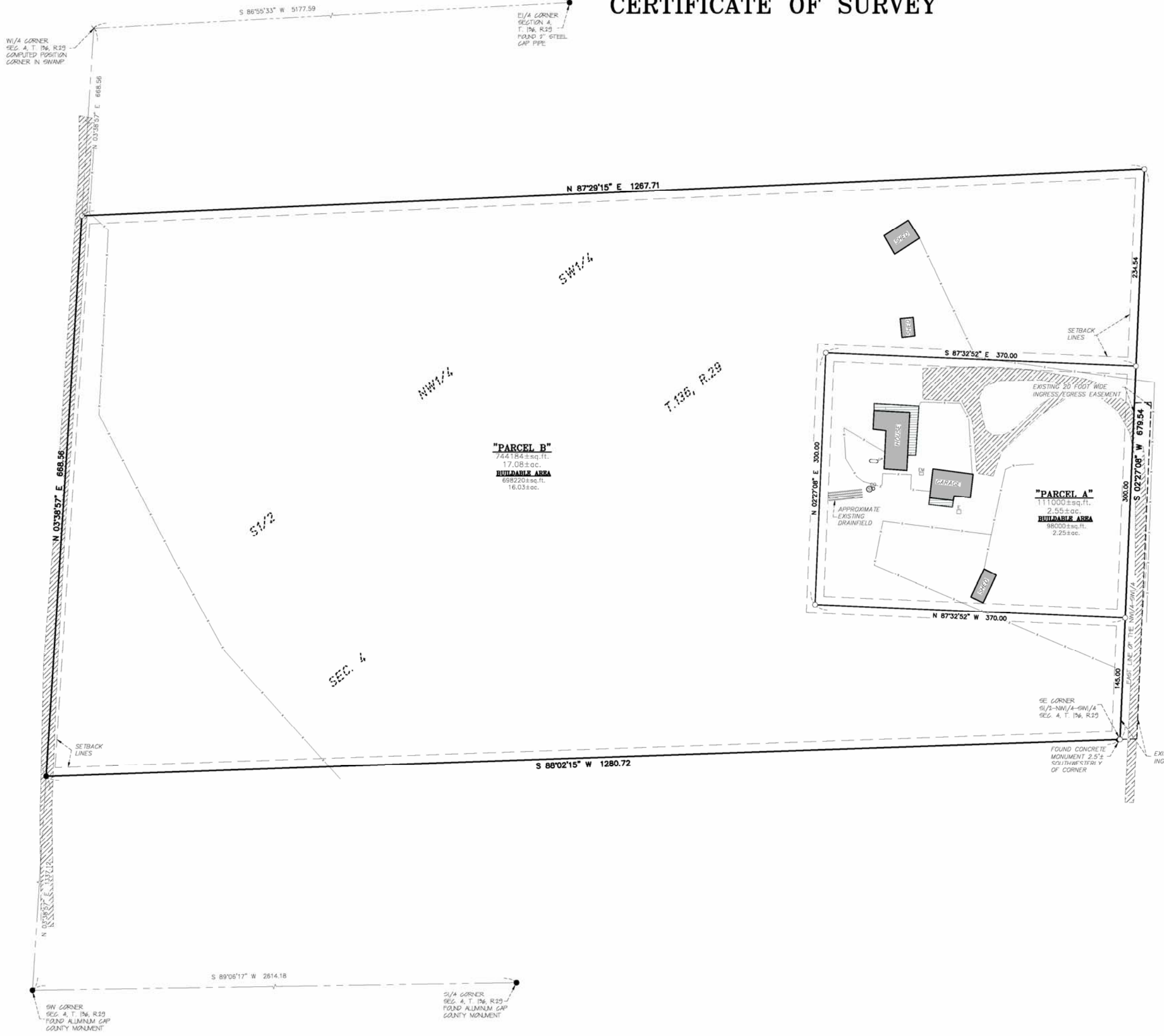


CERTIFICATE OF SURVEY



EXISTING DESCRIPTION - (As Per Doc. No. - 000683338 Parcel No.: 22-004-3200)
 The South Half of the Northwest Quarter of the Southwest Quarter (S1/2-NW1/4-SW1/4) of Section 4, Township 136, Range 29, Cass County, Minnesota.

PROPOSED DESCRIPTION - (PARCEL "A")
 That part of the South Half of the Northwest Quarter of the Southwest Quarter (S1/2-NW1/4-SW1/4) of Section 4, Township 136, Range 29, Cass County, Minnesota described as follows: Commencing at the southeast corner of said NW1/4-SW1/4; thence North 02 degrees 27 minutes 08 seconds East, assumed bearing along the east line of said NW1/4-SW1/4 a distance of 145.00 feet, to the point of beginning; thence North 87 degrees 32 minutes 52 seconds West 370.00 feet, thence North 02 degrees 27 minutes 08 seconds East 300.00 feet; thence South 87 degrees 32 minutes 52 seconds East 370.00 feet, to the east line of said NW1/4-SW1/4; thence South 02 degrees 27 minutes 08 seconds West along said east line 300.00 feet to the point of beginning.

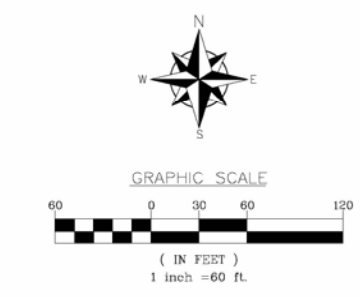
Said parcel contains 2.55 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")
 The South Half of the Northwest Quarter of the Southwest Quarter (S1/2-NW1/4-SW1/4) of Section 4, Township 136, Range 29, Cass County, Minnesota.

LESS AND EXCEPT
 That part of the said S1/2-NW1/4-SW1/4 described as follows: Commencing at the southeast corner of said NW1/4-SW1/4; thence North 02 degrees 27 minutes 08 seconds East, assumed bearing along the east line of said NW1/4-SW1/4 a distance of 145.00 feet, to the point of beginning; thence North 87 degrees 32 minutes 52 seconds West 370.00 feet; thence North 02 degrees 27 minutes 08 seconds East 300.00 feet; thence South 87 degrees 32 minutes 52 seconds East 370.00 feet, to the east line of said NW1/4-SW1/4; thence South 02 degrees 27 minutes 08 seconds West along said east line 300.00 feet to the point of beginning.

Said parcel contains 17.08 acres of land, more or less, and is subject to existing easements of record.

- SURVEYOR'S NOTES:**
- Bearing Orientation: The west line of the Southwest Quarter of Section 4, Township 136, Range 29 is assumed to have a bearing of North 3 degrees 38 minutes 57 seconds East.
 - The field survey was completed on 6/14/2022.
 - Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
 - It was verified that there were no wetlands present on "Parcel A" by Mitch Brinks, Certified Wetland Delineator, #1007, on July 1, 2022.
 - 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.
 - Property Zoning: Agricultural/Forested
 - Setback Requirements: Easement = 10 feet Property Line = 10 feet
 - The current zoning has a minimum lot area of 40 acres. This property may need to be rezoned prior to subdividing.
 - The buildable area shown on "Parcel B" does not account for wetlands and may vary upon completion of a wetland delineation.



- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES ELECTRIC BOX
 - ⊖ DENOTES ELECTRIC METER
 - ⊙ DENOTES SEPTIC MANHOLE
 - ⊕ DENOTES SEPTIC CLEANOUT
 - DENOTES L.P. TANK
 - ▨ DENOTES GRAVEL SURFACE
 - DENOTES BARBED WIRE FENCE

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 7th day of July 2022

By: Jared A. Spald, Minnesota License No. 59285



Administrative Subdivision
 The S1/2-NW1/4, Sec. 4, T.136, R.29
 Cass County, MN

CLIENT: Dan Mitchell
Property Address:
 1204 52nd St. SW
 Pequot Lakes, MN 56472

DRAWN BY: JAS	CHECKED BY: EDL
APPROVED BY: JAS	JOB NUMBER: 22-083P
DATE: BY	REVISION DESCRIPTION