

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3&4 AND PART OF THE SW 1/4
SECTION 31, TOWNSHIP 136 NORTH, RANGE 29 WEST
CASS COUNTY, MINNESOTA

NOTES:

- Zoning for subject tract = "Rural Residential 2.5".
- No wetlands were found on 07/18/2022 at the site per Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 22-031-3300.
- The E911 address of subject parcel: 2018 72nd St, SW, Pequot Lakes, MN.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

IMPERVIOUS CALCULATIONS TRACT B

EXISTING	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	2,199	216,069	1.0%
Shed	66	216,069	0.0%
Concrete	306	216,069	0.1%
Deck	231	216,069	0.1%
Gravel	7,130	216,069	3.3%
Total	9,932	216,069	4.6%

EXISTING LEGAL DESCRIPTION "TRACT D"

TRACT D
Those parts of Government Lot 3, Government Lot 4, the Southeast Quarter of the Southwest Quarter, and the Northeast Quarter of the Southwest Quarter, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Southwest corner of said Section; thence North 89 degrees 38 minutes 13 seconds East, assumed bearing, along the South line of said Section 650.50 feet to the point of beginning of the tract to be herein described; thence continuing North 89 degrees 38 minutes 13 seconds East along the South line of said Section 899.43 feet; thence North 00 degrees 39 minutes 46 seconds West 1450.24 feet; thence South 89 degrees 38 minutes 48 seconds West 899.43 feet, more or less, to the intersection with a line bearing North 00 degrees 39 minutes 46 seconds West from the point of beginning; thence South 00 degrees 39 minutes 46 seconds East 1450.39 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

PROPOSED BOUNDARY DESCRIPTION TRACT A

That part of the Southeast Quarter of the Southwest Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Southwest Corner of said Section 31; thence North 89 degrees 47 minutes 38 seconds East along the south line of said Section 31 for a distance of 1253.43 to the point of beginning of the tract to be herein described; thence continuing North 89 degrees 47 minutes 38 seconds East along said south line 296.50 feet; thence North 00 degrees 30 minutes 22 seconds West 1098.23 feet; thence South 89 degrees 48 minutes 12 seconds West 318.53 feet to the West line of said Southeast Quarter of the Southwest Quarter; thence South 01 degree 39 minutes 17 seconds East along said west line 1131.62 feet, more or less, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

PROPOSED BOUNDARY DESCRIPTION TRACT B

The South 753.00 feet of the East 300.00 feet of Government Lot 4, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

Subject to easements, restrictions, and reservations of record.

PROPOSED BOUNDARY DESCRIPTION TRACT C

That parts all in Government Lot 3, Government Lot 4, the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Southwest Corner of said Section 31; thence North 89 degrees 47 minutes 38 seconds East along the south line of said Section 31 for a distance of 650.50 feet to a point hereinafter referred to as "Point A"; thence continuing North 89 degrees 47 minutes 38 seconds East along said south line 899.43 feet; thence North 00 degrees 30 minutes 22 seconds West 1098.23 feet to the point of beginning of the tract to be herein described; thence continuing North 00 degrees 30 minutes 22 seconds West 352.01 feet; thence South 89 degrees 48 minutes 12 seconds West 899.43 feet to the intersection with a line bearing North 00 degrees 30 minutes 22 seconds West from said "Point A"; thence South 00 degrees 30 minutes 22 seconds East 1450.39 feet to said "Point A"; thence North 89 degrees 47 minutes 38 seconds East along said south line 302.83 feet to the west line of the East 300.00 feet of said Government Lot 4; thence North 01 degree 39 minutes 17 seconds West along said west line 753.24 feet to the north line of the south 753.00 feet of said Government Lot 4; thence North 89 degrees 47 minutes 38 seconds East along said north line 300.10 feet to the east line of Government Lot 4; thence North 01 degree 39 minutes 17 seconds West along said east line 345.38 feet to the intersection with a line bearing South 89 degrees 48 minutes 12 seconds West from the point of beginning; thence North 89 degrees 48 minutes 12 seconds East, 318.53 feet to the point of beginning.

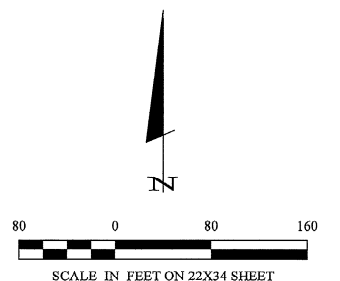
Subject to easements, restrictions, and reservations of record.

SURVEYOR'S NOTE

For Existing Legal Description information see Certificate of Survey Drawing signed by David S. Landecker on February 28, 2003 - Landecker & Associates, Inc. file #031028

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - DENOTES EXISTING UTILITY POLE
 - DENOTES EXISTING OVERHEAD ELECTRIC CABLE
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING PHONE PEDestal & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - BENCHMARK:** TOP OF WELL
ELEV. = 1324.21
 - 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.stonematsurvey.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 PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
David S. Landecker
CONTR. HAM. HEIDE RL54481
DATE: 8/19/2022 LIC. NO. 44881

REVISIONS	DESCRIPTION	DATE

PROJECT NO.:	22145
FILE NAME:	C22145.dwg
SCALE:	1"=80'
DATE:	08/19/2022
HORIZ.:	1"=80'
VERT.:	NONE

PROJECT MGR.:	CMH	CHECKED:	CMH
DRAWN BY:	CMH	FIELD BOOK:	BOOK
PG.	1	BOOK	1

CERTIFICATE OF SURVEY
DUANE FLATEGRAFF
2324 130TH AVE NW
COON RAPIDS, MN 55448

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