



**Tract A**  
 Total Area = 33.5 Acres  
 Buildable Area = 29.5 Acres

**Tract B**  
 Total Area = 5.35 Acres  
 Buildable Area = 4.88 Acres

**Tract A legal description**

That part of the Northeast Quarter of the Southeast Quarter and Government Lot 8, all located in Section 14, Township 133 North, Range 30 West, Cass County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 18 minutes 20 seconds East, along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 33.00 feet to the southeast corner of the tract conveyed by Document Number A000482998 as of record in the Cass County Office of Recorder; thence North 89 degrees 50 minutes 25 seconds West, along the south line of said Document Number A000482998, a distance of 330.00 feet to the southwest corner of said Document Number A000482998; thence North 00 degrees 18 minutes 20 seconds East, along the west line of said Document Number A000482998, a distance of 330.00 feet to the northwest corner of said Document Number A000482998, said point being the point of beginning of tract to be described; thence South 89 degrees 50 minutes 25 seconds East, along the north line of said Document Number A000482998, a distance of 330.00 feet to the intersection with the east line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 18 minutes 20 seconds East, along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 964.03 feet to the northeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89 degrees 10 minutes 50 seconds West, along the north lines of said Northeast Quarter of the Southeast Quarter and Government Lot 8, a distance of 1502.20 feet to the intersection with the west line of the East 162.00 feet of said Government Lot 8; thence South 00 degrees 07 minutes 23 seconds West, along said west line, a distance of 981.35 feet to the intersection with the westerly extension of the north line of the South 363.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 50 minutes 30 seconds East, along said north line and its westerly extension, a distance of 462.00 feet, to the intersection with the east line of the West 300.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 50 minutes 31 seconds East, a distance of 707.02 feet to the point of beginning.

Said tract contains 33.5 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Tract B legal description**

That part of the Northeast Quarter of the Southeast Quarter of Section 14, Township 133 North, Range 30 West, Cass County, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 18 minutes 20 seconds East, along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 33.00 feet to the southeast corner of the tract conveyed by Document Number A000482998 as of record in the Cass County Office of Recorder; thence North 89 degrees 50 minutes 25 seconds West, along the south line of said Document Number A000482998, a distance of 330.00 feet to the southwest corner of said Document Number A000482998, said point being the point of beginning of tract to be described; thence North 00 degrees 18 minutes 20 seconds East, along the west line of said Document Number A000482998, a distance of 330.00 feet; thence North 89 degrees 50 minutes 31 seconds West, a distance of 707.02 feet to the northeast corner of the West 300.00 feet of the South 363.00 feet of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 07 minutes 23 seconds West, along the east line of the West 300.00 feet of said Northeast Quarter of the Southeast Quarter, a distance of 329.98 feet to the intersection with a line which bears North 89 degrees 50 minutes 25 seconds West from the point of beginning; thence South 89 degrees 50 minutes 25 seconds East, a distance of 705.97 feet to the point of beginning.

Along with an easement for ingress and egress over said Northeast Quarter of the Southeast Quarter described as follows:

Beginning at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 18 minutes 20 seconds East, along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 33.00 feet to the southeast corner of the tract conveyed by Document Number A000482998 as of record in the Cass County Office of Recorder; thence North 89 degrees 50 minutes 25 seconds West, along the south line of said Document Number A000482998 and its westerly extension, a distance of 1035.97 feet to the intersection with the east line of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 07 minutes 23 seconds West, along said east line, a distance of 33.00 feet to the intersection with the south line of said Northeast Quarter of the Southeast Quarter; thence South 89 degrees 50 minutes 30 seconds East, along said south line, a distance of 1035.86 feet to the point of beginning.

Said tract contains 5.35 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Surveyors Note**

The property address for the subject property is:  
 12997 25<sup>th</sup> Avenue SW  
 Pillager, MN 56473

The Parcel Number for the subject properties is 41-214-4100

The current zoning classification for the subject property is Shoreland and RR-2.5.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

The subject property shown as Tract B was reviewed for the existence of wetlands on July 28, 2022. Kyle Cherne, Minnesota Certified Delineator number 1190.

<p><b>KRAMER LEAS DELEO</b>          SURVEYING • ENGINEERING • PLANNING          BRAINERD ST. CLOUD</p>	<p>1120 Industrial Park Road          Brainerd, MN 56401          218-829-0333</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p>
	<p>Signature: <i>James Kramer</i>      08/18/2022          Date</p>	<p>James Kramer, MN License No. 23668</p>
<p>PROJECT NO. LINDJ2201</p>		

**CERTIFICATE OF SURVEY**  
 Topographic and Property Boundary Survey  
 Jason Lind  
 Section 14, Township 133 North, Range 30 West  
 Cass County, Minnesota