



Surveyors Notes

The property address for the subject property is:

6231 72nd Street Northeast
Remer, MN 56672-4411

The Parcel Number for the subject property is 35-003-1201.

The current zoning classification for the subject property is Water-Oriented Commercial.

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.

All structure setbacks should be verified with Cass County prior to any construction.

Legal Description – Document Number A000669952:

Lot Two (2), Section Three (3), Township One Hundred Forty-one (141) North, Range Twenty-six (26), West, Cass County, Minnesota, LESS that part described as follows: Beginning at the iron monument located on the Southwest corner of Outlot A being a part of Lakeside Park in Lot 6, Section 34, Township 142, Range 26, running due east on the Section line a distance of 692.2 feet; thence due south following the quarter line to lake shore; thence west following the lake shore to iron monument or point of beginning, AND LESS that part of Lot 2, Section 3, Township 141, Range 26, described as follows; to-wit: Beginning at the quarter stake situated on the Northwest corner of said Lot and running due east on the township line 18 rods; thence due South 33 rods, to the lake shore; thence running northwest along the lake shore to the quarter line and thence due north to the quarter stake situated on the northwest corner of Lot 2 or point of beginning.

Proposed Legal Description – Tract A:

That part of Government Lot 2, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 3; thence North 89 degrees 39 minutes 13 seconds East, along the north line of said Government Lot 2, a distance of 297.00 feet to the point of beginning of the tract to be described; thence continuing North 89 degrees 39 minutes 13 seconds East, a distance of 683.37 feet; thence South 01 degrees 16 minutes 56 seconds East, a distance of 932.02 feet; thence South 89 degrees 13 minutes 32 seconds West, a distance of 344 feet, more or less, to the intersection with the easterly shoreline of Big Sand Lake; thence northwesterly along said easterly shoreline, to the intersection with a line that bears South 00 degrees 20 minutes 47 seconds East from the point of beginning; thence North 00 degrees 20 minutes 47 seconds West, a distance of 694 feet, more or less, to the point of beginning.

Said tract contains 13.6 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description – Tract B:

That part of Government Lot 2, Section 3, Township 141 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the North Quarter corner of said Section 3; thence North 89 degrees 39 minutes 13 seconds East, along the north line of said Government Lot 2, a distance of 980.37 feet to the point of beginning of the tract to be described; thence South 01 degrees 16 minutes 56 seconds East, a distance of 932.02 feet; thence South 89 degrees 13 minutes 32 seconds West, a distance of 344 feet, more or less, to the intersection with the easterly shoreline of Big Sand Lake; thence southerly, along said easterly shoreline, to the intersection with the south line of said Government Lot 2; thence North 89 degrees 13 minutes 33 seconds East, along said south line, a distance of 930 feet, more or less, to the southeast corner of said Government Lot 2; thence North 01 degrees 16 minutes 56 seconds West, along the east line of said Government Lot 2; a distance of 1331.42 feet to the northeast corner of said Government Lot 2; thence South 89 degrees 39 minutes 13 seconds West, along the north line of said Government Lot 2; a distance of 350.04 feet to the point of beginning.

Said tract contains 14.3 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.



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



PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- X COMPUTED POSITION
- ⊙ GOVERNMENT SECTION CORNER MONUMENT

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINERD ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
218-829-6333

13 North 71st Avenue
St. Cloud, MN 56302
320-209-1299

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.

Signature: *[Signature]* 10/24/2022
Jordan Choganard, MN License No. 57077 Date

PROJECT NO. DAUGM2201

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Matt Daugs
Section 03, Township 141 North, Range 26 West
Cass County, Minnesota