



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



THE RIGHT-OF-WAY WIDTHS SHOWN HEREON ARE ASSUMED

SEC. 12, TWP. 133, RNG. 32

GOV'T LOT 1

SEC. 7, TWP. 133, RNG. 31

GOV'T LOT 5

Total Area = 7.06 Acres
Total Buildable Area = 5.08 Acres

Total Area = 2.39 Acres
Total Buildable Area = 0.94 Acres
Existing PID: 03-112-1104

Existing PID: 24-007-2706

Legal Description per Document Number A000604024:

This part of Government Lot One (1), Section Twelve (12), Township One Hundred Thirty-three (133) North, Range Thirty-two (32) West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Government Lot 1; thence South 00 degrees 09 minutes 21 seconds East, assumed bearing, along the east line of said Government Lot 1 a distance of 1554.43 feet to the point of beginning (said point of beginning is the same point of beginning as specified in the deed filed as Document No. 299607); thence North 89 degrees 13 minutes 54 seconds West, parallel with the north line of said Government Lot 1, a distance of 271.41 feet; thence South 00 degrees 09 minutes 21 seconds East, parallel with the east line of said Government Lot 1 a distance of 248.38 feet, more or less, to the northeasterly bank of the Crow Wing River; thence southeasterly along the northeasterly bank of the Crow Wing River a distance of 370.00 feet, more or less, to the east line of said Government Lot 1; thence North 00 degrees 09 minutes 21 seconds West, along the east line of said Government Lot 1 a distance of 495.50 feet, more or less, to the point of beginning.

Legal Description per Document Number A000541545:

Commencing at the point where the straight line 248.75 feet East of the West line of Lot Five (5) of Section Seven (7) of Township One Hundred Thirty-three (133) North, Range Thirty-one (31), and running parallel thereto, intersects with the water's edge of the Crow Wing River, thence running North on said parallel line to the said line on the West side of the said Lot 5 a distance of 616.47 feet to a point 350.23 feet South of the North line of the said Lot 5; thence running East and parallel to the North line of the said Lot 5 a distance of 248.75 feet, thence running North and parallel to the West line of the said Lot 5 to the North line of the said Lot 5, thence running West along the North line of the said Lot 5 to the Northwest corner of the said Lot 5; thence running South along the West line of the said Lot 5 to the meander line of the Crow Wing River, thence running in a southeasterly direction along the meander line of the said Crow Wing River to the point of beginning, containing about 7.50 acres.

Proposed Legal Description - Tract A:

That part of Government Lot 5, Section 7, Township 133 North, Range 31 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 7; thence South 00 degrees 18 minutes 47 seconds East, along the west line of said Section 7, a distance of 1838.90 feet to the point of beginning of the tract to be described; thence South 45 degrees 09 minutes 27 seconds East, a distance of 31.96 feet; thence South 44 degrees 50 minutes 33 seconds West, a distance of 31.79 feet to the intersection with the west line of said Section 7; thence North 00 degrees 18 minutes 47 seconds West, along said west line, a distance of 45.08 feet to the point of beginning.

Said tract contains 2,035 square feet, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description - Tract B:

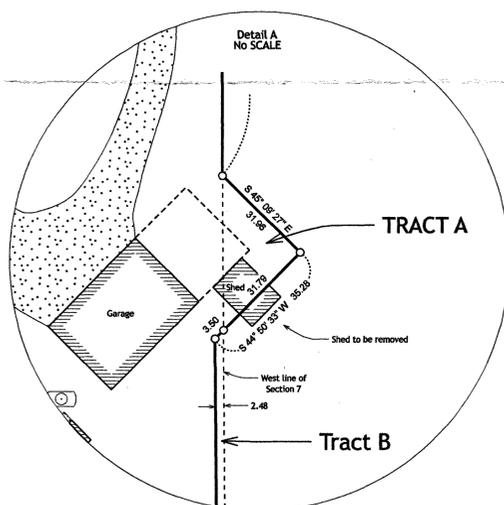
That part of Government Lot 1, Section 12, Township 133 North, Range 32 West, Cass County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the northeast corner of said Section 12; thence South 00 degrees 18 minutes 47 seconds East, along the east line of said Section 12, a distance of 1838.90 feet; thence South 45 degrees 09 minutes 27 seconds East, a distance of 31.96 feet; thence South 44 degrees 50 minutes 33 seconds West, a distance of 31.79 feet to the intersection with the east line of said Section 12, the point of beginning of the line to be described; thence continuing South 44 degrees 50 minutes 33 seconds West, a distance of 3.50 feet; thence South 00 degrees 18 minutes 47 seconds East, a distance of 202 feet, more or less, to the intersection with the northerly riverbank of the Crow Wing River, said line there terminating.

Said tract contains 2,035 square feet, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Surveyors Notes

The property address for the subject property is:
12487 71st Avenue Southwest
Motley, MN 56466
The Parcel Number for the subject property is 03-112-1104 & 24-007-2706.
The current zoning classification for the subject property is Shoreland Residential.
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 the City of Brainerd prior to any construction.



MAPPING LEGEND

WELL	⊕
SEPTIC TANK	⊞
SEWER CLEANOUT	⊚
LIFT STATION	⊙
CONCRETE	[Pattern]
BITUMINOUS	[Pattern]
GRAVEL	[Pattern]

PROPERTY BOUNDARY LEGEND

○	SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
●	FOUND IRON MONUMENT
X	COMPUTED POSITION
⊙	GOVERNMENT SECTION CORNER MONUMENT

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KLD
1120 Industrial Park Road
Brainerd, MN 56401
763-429-3333
13 North 71st Avenue
St. Cloud, MN 56303
320-269-1269

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

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: *James Kramer* 08/24/2022
James Kramer, MN License No. 23668 Date

PROJECT NO. EDINM2201

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Michelle Edin
Section 07, Township 133 North, Range 31 West
Cass County, Minnesota

Sheet No. 1 of 1