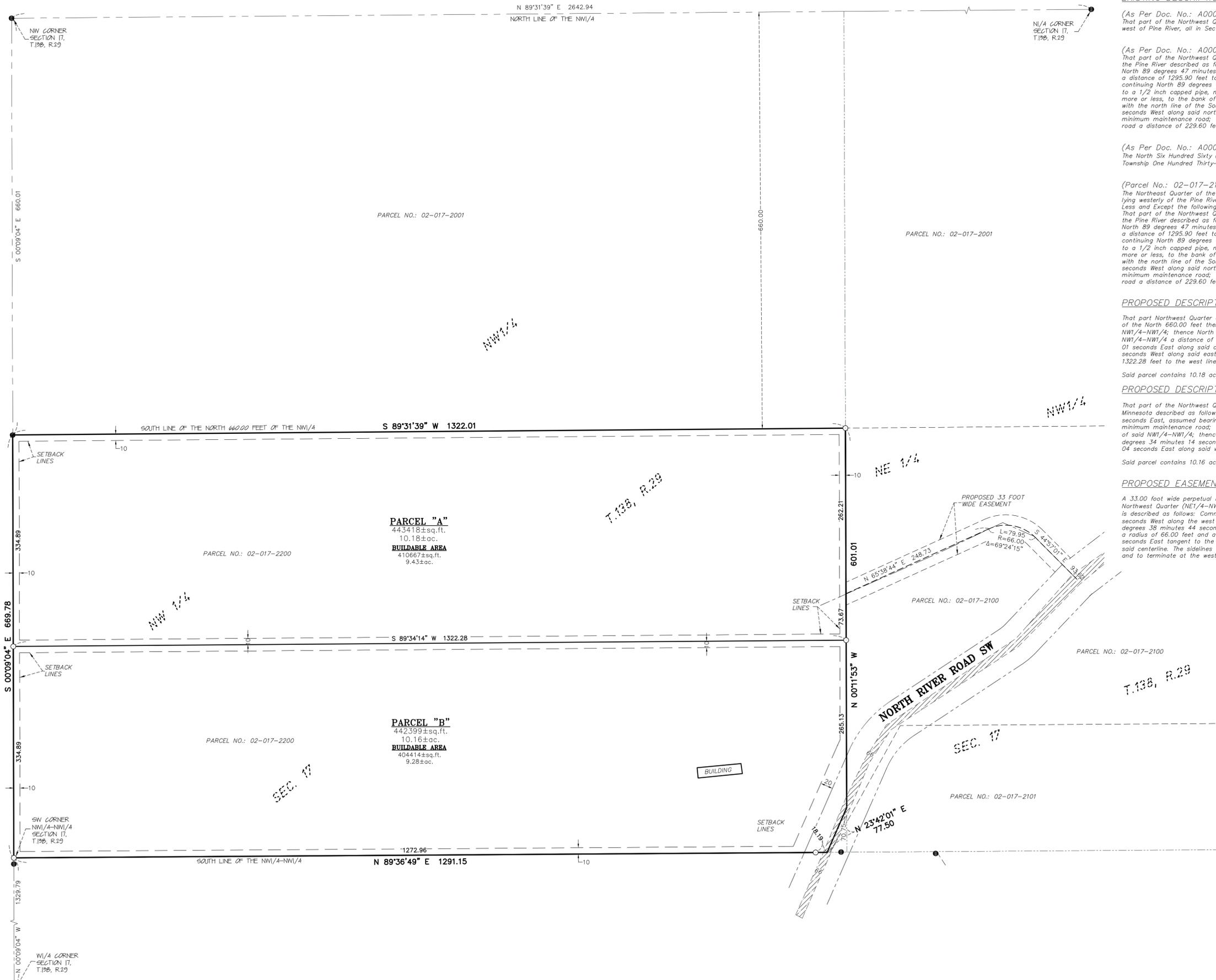


# CERTIFICATE OF SURVEY



**EXISTING DESCRIPTIONS -**

(As Per Doc. No.: A000303517 Parcel No.: 02-017-2200)  
That part of the Northwest Quarter lying west of Pine River and that part of the Northwest Quarter of the Northeast Quarter lying west of Pine River, all in Section 17, Township 138 North, Range 29 West.

(As Per Doc. No.: A000416710 Parcel No.: 02-017-2101)  
That part of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota lying westerly of the Pine River described as follows: Commencing at the Southwest Corner of the North Half of said Northwest Quarter; thence North 89 degrees 47 minutes 05 seconds East, assumed bearing, along the south line of said North Half of the Northwest Quarter a distance of 1295.90 feet to the center of the existing minimum maintenance road being the point of beginning; thence continuing North 89 degrees 47 minutes 05 seconds East along said North Half of the Northwest Quarter a distance of 169.10 feet to a 1/2 inch capped pipe, marked RLS 11865; thence South 33 degrees 09 minutes 55 seconds East a distance of 25.60 feet, more or less, to the bank of said Pine River; thence easterly and northerly along the bank of said Pine River to the intersection with the north line of the South 200.00 feet of said North Half of the Northwest Quarter; thence South 89 degrees 47 minutes 05 seconds West along said north line of the south 200.00 feet a distance of 600.00 feet, more or less, to the center of said minimum maintenance road; thence South 29 degrees 12 minutes 00 seconds West along the center of said minimum maintenance road a distance of 229.60 feet to the point of beginning.

(As Per Doc. No.: A000680820 Parcel No.: 02-017-2001)  
The North Six Hundred Sixty (660) feet of the Northwest Quarter (NW1/4), lying West of Pine River, Section Seventeen (17), Township One Hundred Thirty-eight (138) North, Range Twenty-nine (29) West, Cass County, Minnesota.

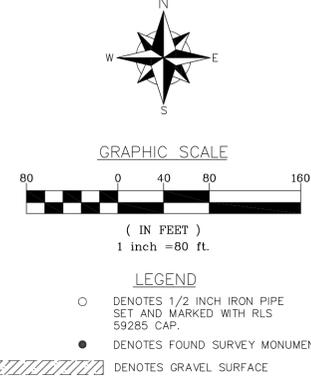
(Parcel No.: 02-017-2100)  
The Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 17, Township 138, Range 29 Cass County, Minnesota lying westerly of the Pine River.  
Less and Except the following described tract:  
That part of the Northwest Quarter of Section 17, Township 138 North, Range 29 West, Cass County, Minnesota lying westerly of the Pine River described as follows: Commencing at the Southwest Corner of the North Half of said Northwest Quarter; thence North 89 degrees 47 minutes 05 seconds East, assumed bearing, along the south line of said North Half of the Northwest Quarter a distance of 1295.90 feet to the center of the existing minimum maintenance road being the point of beginning; thence continuing North 89 degrees 47 minutes 05 seconds East along said North Half of the Northwest Quarter a distance of 169.10 feet to a 1/2 inch capped pipe, marked RLS 11865; thence South 33 degrees 09 minutes 55 seconds East a distance of 25.60 feet, more or less, to the bank of said Pine River; thence easterly and northerly along the bank of said Pine River to the intersection with the north line of the South 200.00 feet of said North Half of the Northwest Quarter; thence South 89 degrees 47 minutes 05 seconds West along said north line of the south 200.00 feet a distance of 600.00 feet, more or less, to the center of said minimum maintenance road; thence South 29 degrees 12 minutes 00 seconds West along the center of said minimum maintenance road a distance of 229.60 feet to the point of beginning.

**PROPOSED DESCRIPTION - (PARCEL "A")**  
That part Northwest Quarter of the Northwest Quarter of Section 17, Township 138, Range 29, Cass County, Minnesota lying south of the North 660.00 feet thereof, also lying north of the following described line: Commencing at the southwest corner of said NW1/4-NW1/4; thence North 89 degrees 36 minutes 49 seconds East, assumed bearing, along the south line of said NW1/4-NW1/4 a distance of 1291.15 feet to the centerline of a minimum maintenance road; thence North 23 degrees 42 minutes 01 seconds East along said centerline 77.50 feet to the east line of said NW1/4-NW1/4; thence North 00 degrees 11 minutes 53 seconds West along said east line 265.13 feet to the point of beginning; thence South 89 degrees 34 minutes 14 seconds West 1322.28 feet to the west line of said NW1/4-NW1/4 and there terminating.  
Said parcel contains 10.18 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION - (PARCEL "B")**  
That part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 17, Township 138, Range 29, Cass County, Minnesota described as follows: Beginning at the southwest corner of said NW1/4-NW1/4; thence North 89 degrees 36 minutes 49 seconds East, assumed bearing, along the south line of said NW1/4-NW1/4 a distance of 1291.15 feet to the centerline of a minimum maintenance road; thence North 23 degrees 42 minutes 01 seconds East along said centerline 77.50 feet to the east line of said NW1/4-NW1/4; thence North 00 degrees 11 minutes 53 seconds West along said east line 265.13 feet; thence South 89 degrees 34 minutes 14 seconds West 1322.28 feet to the west line of said NW1/4-NW1/4; thence South 00 degrees 09 minutes 04 seconds East along said west line 334.88 feet to the point of beginning.  
Said parcel contains 10.16 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED EASEMENT DESCRIPTION - (33 FOOT WIDE)**  
A 33.00 foot wide perpetual ingress, egress and utility easement over, under and across that part of the Northeast Quarter of the Northwest Quarter (NE1/4-NW1/4) of Section 17, Township 138, Range 29, Cass County, Minnesota. The centerline of said easement is described as follows: Commencing at the southwest corner of said NE1/4-NW1/4; thence North 00 degrees 11 minutes 53 seconds West along the west line of said NE1/4-NW1/4 a distance of 409.55 feet to the point of beginning; thence North 65 degrees 38 minutes 44 seconds East 248.73 feet; thence easterly 79.95 feet along a tangential curve concave to the south having a radius of 66.00 feet and a central angle of 69 degrees 24 minutes 15 seconds; thence South 44 degrees 57 minutes 01 seconds East tangent to the previous curve 93.62 feet to the centerline of a minimum maintenance road and there terminating said centerline. The sidelines of said easement are to be prolonged or shortened to begin at the west line of said NE1/4-NW1/4 and to terminate at the westerly right of way of said minimum maintenance road.

- SURVEYOR'S NOTES:**
- Bearing Orientation: The south line of the Northwest Quarter of the Northwest Quarter of the of Section 17, Township 138, Range 29 is assumed to have a bearing of North 89 degrees 36 minutes 49 seconds East.
  - The field survey was completed on 12/20/2022.
  - 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.
  - Wetlands may exist on subject property but were not identified in the preparation of this survey.
  - 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: Shoreland Residential
  - Setback Requirements: R-O-W = 20 feet Property Line = 10 feet
  - It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
  - North River Road is assumed to have a width of 66 feet for setback purposes. This was not verified as part of this survey.
  - The buildable areas shown do not account for any possible wetlands.



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 3rd day of January, 2023.  
By: Jared A. Spatz, Minnesota License No. 99285



**MINOR SUBDIVISION**  
Part of the NW1/4-NW1/4  
Sec. 17, T.138, R.29  
Cass County, MN

**CLIENT:**  
Carl Christensen

DRAWN BY:	JAS	CHECKED BY:	EEL
APPROVED BY:	JAS	JOB NUMBER:	22-198B
NO.	DATE	BY	REVISION DESCRIPTION