

# CERTIFICATE OF SURVEY

**EXISTING DESCRIPTION** - (Parcel No.: 90-032-2400)

The Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), Section Thirty-two (32), Township One Hundred Thirty-five (135), Range Twenty-nine (29), Cass County, Minnesota.  
 EXCEPT: The South 330.00 feet of the West 660.00 feet of the Southeast Quarter of the Northwest Quarter of Section 32, Township 135 North, Range 29 West, Cass County, Minnesota.

**PROPOSED DESCRIPTION** - (PARCEL "A")

The North Half of the Southeast Quarter of the Northwest Quarter (NE1/2 SE1/4 NW1/4) of Section 32, Township 135, Range 29, Cass County, Minnesota.

Said parcel contains 20.18 acres of land, more or less, and is subject to existing easements of record.

**PROPOSED DESCRIPTION** - (PARCEL "B")

The South Half of the Southeast Quarter of the Northwest Quarter (NE1/2 SE1/4 NW1/4) of Section 32, Township 135, Range 29, Cass County, Minnesota. LESS AND EXCEPT: the South 330.00 feet thereof.

Said parcel contains 15.25 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

- Bearing Orientation: The east line of the Southeast Quarter of the Northwest Quarter of Section 32, Township 135, Range 29 is assumed to have a bearing of North 00 degrees 51 minutes 38 seconds East.
- The field survey was completed on 3/21/2023. There was approximately 24 inches of snow cover across the property being surveyed.
- 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.
- Existing Certificate of Survey, dated 6/1/2010, prepared by Chris Hoglund, MN Lic. No. 43932 was referenced in the preparation of this survey.
- 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: Wooded Residential (WR)
- Setback Requirements: Road = 30 feet Side = 20 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.



GRAPHIC SCALE



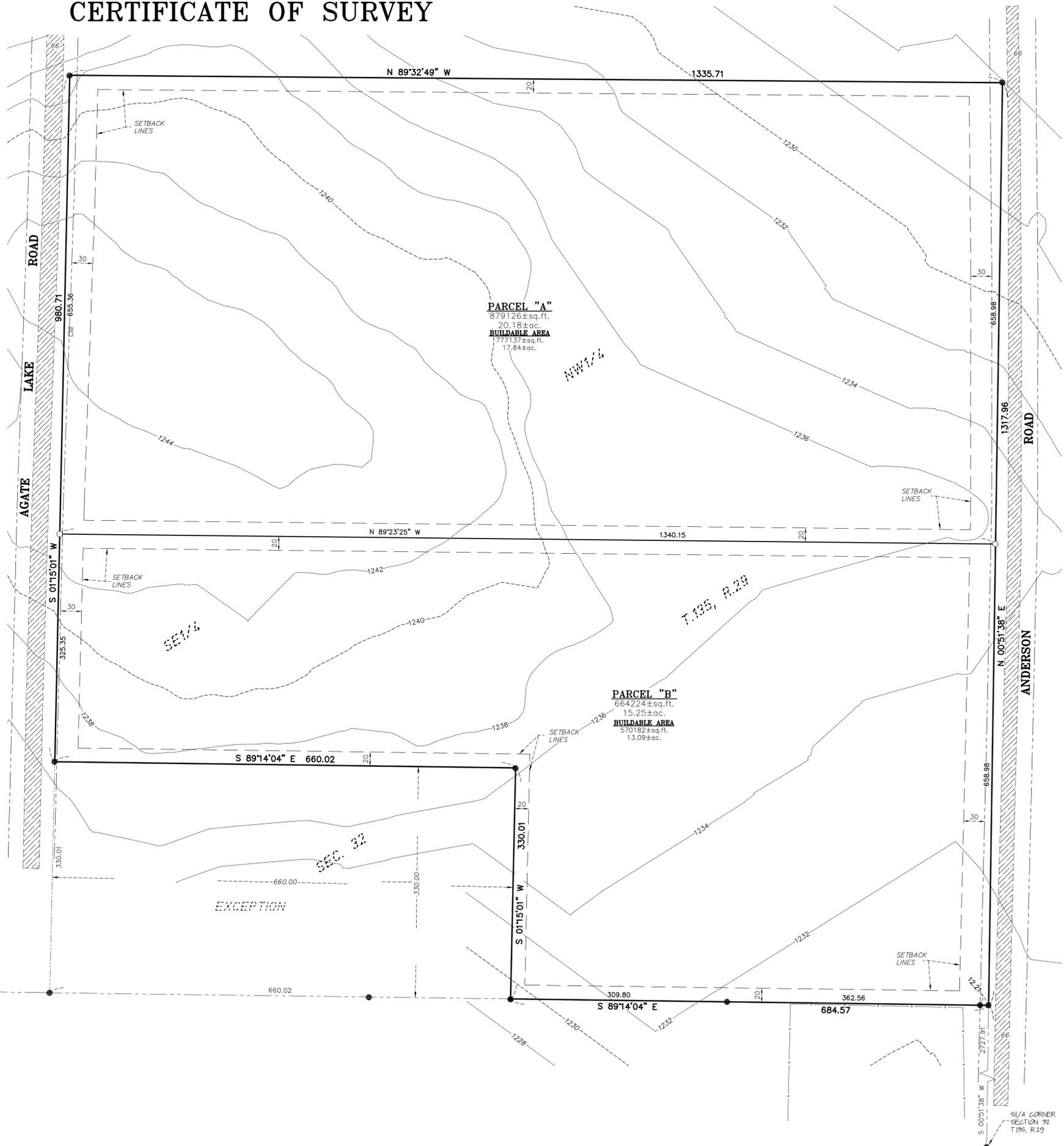
( IN FEET )  
1 inch = 80 ft.

**LEGEND**

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES GRAVEL SURFACE
- DENOTES FENCE
- DENOTES 2 FOOT CONTOURS (NAVD88)

W/4 CORNER  
SECTION 32  
T.135, R.29

S/4 CORNER  
SECTION 32  
T.135, R.29



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 31st day of March 2023  
 By: Jared A. Spaul, Minnesota License No. 59285



**MINOR SUBDIVISION SURVEY**  
 Part of the SE1/4 NW1/4  
 Sec. 32, T.135, R.29  
 Cass County, MN

CLIENT:  
**Karen Smith**

DRAWN BY:	JAS.	CHECKED BY:	EEL
APPROVED BY:	JAS.	JOB NUMBER:	23-028B
NO.	DATE	BY	REVISION DESCRIPTION