



Northeast corner of  
 Sec. 16, Twp. 133, Rng. 30

**Surveyor Notes**

The property address for the subject property is:  
 12399 33rd Avenue SW  
 Pillsbury, MN 55473  
 The Parcel Number for the subject property is 41-216-1403  
 The current zoning classification for the subject property is S1/ym 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.

**Tract A**

The West 300.00 feet of the East 1242.00 feet of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies northerly of Minnesota Trunk Highway number 210 as presently located.  
 Along with and subject to an easement for ingress, egress and utility purposes over, under and across the northerly 31.00 feet of that part of said East 1242.00 feet of the South half of the Northeast Quarter which lies westerly of the centerline of 33rd Avenue Southwest.  
 Said parcel contains 5.5 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

**Tract B**

That part of the East 942.00 feet of the South Half of the Northeast Quarter of Section 16, Township 133 North, Range 30 West, Cass County, Minnesota, which lies westerly of the centerline of 33rd Avenue Southwest, and lies northerly of Minnesota Trunk Highway number 210 as presently located.  
 Subject to an easement for ingress, egress and utility purposes over, under and across the northerly 33.00 feet thereof.  
 Said parcel contains 11.5 acres, more or less, and is subject to all restrictions, reservations, and easements of record, if any.

| NO. | REVISIONS SINCE INITIAL DATE OF | DATE |
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**KLD**  
 1200 Professional Plaza  
 St. Paul, MN 55102  
 651.224.1100  
 651.224.1101  
 651.224.1102

**KRAMER LEAS DELEO**  
 SURVEYING ENGINEERS & LAND SURVEYORS  
 515 W. WASHINGTON ST. ST. CLOUD, MN 56301

PROJECT NO. BEACT2301

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*  
 James Kramer, MN License No. 23488

Date: 05/09/2023

**CERTIFICATE OF SURVEY**  
 Property Boundary Survey  
 Trenton Beach  
 Section 16, Township 133 North, Range 30 West  
 Cass County, Minnesota