

EXISTING LEGAL DESCRIPTION PER DOCUMENT # A000546696 AND RESOLUTION DOCUMENT # A 000618930

That portion of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27 lying and being East of the Blueberry Creek; That portion of Lot 4, Section 8, Township 140, Range 27, lying and being between the Easterly and Westerly lines of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27 as extended Northerly to the water's edge of Inguadona Lake, also lying and being East of Blueberry Creek.

AND

That part of vacated West Street, Brookman's Linden Beach, Cass County, Minnesota.

PROPOSED PARCEL A LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27, Cass County, Minnesota, lying East of the Blueberry Creek and South of South Inguadona Drive Northeast

PROPOSED PARCEL B LEGAL DESCRIPTION

That portion of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27 lying and being East of the Blueberry Creek; That portion of Lot 4, Section 8, Township 140, Range 27, lying and being between the Easterly and Westerly lines of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27 as extended Northerly to the water's edge of Inguadona Lake, also lying and being East of Blueberry Creek.

AND

That part of vacated West Street, Brookman's Linden Beach, Cass County, Minnesota.

EXCEPT

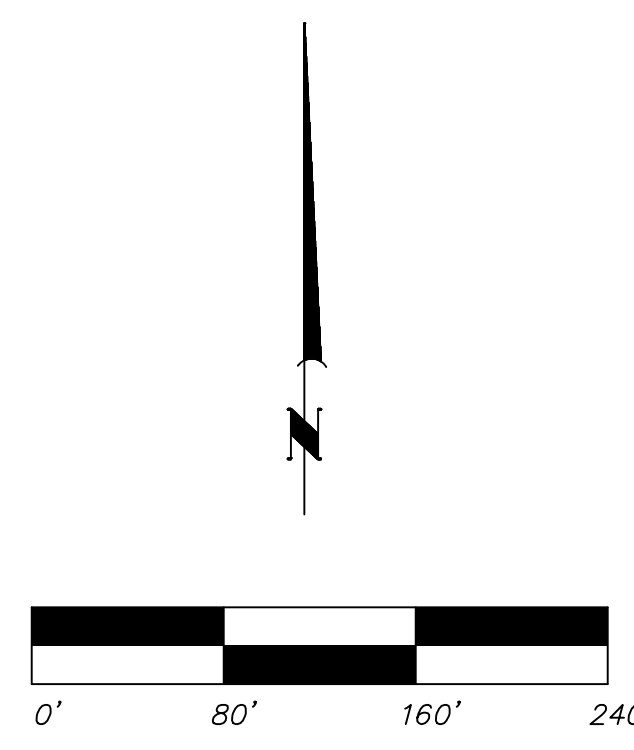
That part of the Northwest Quarter of the Northwest Quarter, Section 17, Township 140, Range 27, Cass County, Minnesota, lying East of the Blueberry Creek and South of South Inguadona Drive Northeast.

GENERAL NOTES

- No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
- Bearings shown are based upon the Cass County Coordinate System, North Zone.
- The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.
- The wetlands were delineated by Brinks Wetland Service on 6/26/23.
- Total area of subject property: +/- 13.59 Acres.
- Septic site suitability was completed for Proposed Parcel A by Lake Area Septic on 6/7/23.
- All setbacks to be verified with Cass County prior to any new construction.

LEGEND

- WETLAND DELINEATED
- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP



I hereby certify that this plan 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.

Terry T. Strus
Terry T. Strus
Date: 6/28/23 License No. 50319

Date: 6/28/23 23-082 CTF01.DWG

PART OF SECTION 8 & SECTION 17, TOWNSHIP 140, RANGE 27
Cass County, Minnesota

CERTIFICATE OF SURVEY



Revisions:	Crew:	EAN/TTS
	Checked:	PDH
	Drawn:	TTS
	Record Drawing by/date:	

Prepared for:
Steven and Donna Carolus
2908 S INGUADONA DR NE
REMER, MN 56672