

West Quarter corner of  
Sec. 3, Twp. 134, Rng. 32

N 89° 52' 57" W  
5255.65

East Quarter corner of  
Sec. 3, Twp. 134, Rng. 32

NW1/4 SE1/4

NE1/4 SE1/4

N 00° 19' 50" W  
1316.83

N 89° 48' 38" E 1313.18

640.09 - 10' Property line setback

640.09

North line of the SE1/4 SE1/4

Assumed ROW line

33

33

20' ROW setback

79TH AVENUE SOUTHWEST

645.00

West line of the SE1/4 SE1/4

10' Property line setback

1323.85

N 00° 12' 21.00" W

253.85

1261.00

10' Property line setback

287.00

N 00° 05' 19" W

5051.75

North Quarter corner of  
Sec. 3, Twp. 134, Rng. 32

N 00° 05' 19" W  
5051.75

South Quarter corner of  
Sec. 3, Twp. 134, Rng. 32

S 89° 30' 18" W

1315.99

Assumed ROW line

100TH STREET SOUTHWEST

1315.99

South Quarter corner of  
Sec. 3, Twp. 134, Rng. 32

Total Area = 39.85 Acres  
Buildable Area = 14.95 Acres

SE1/4 SE1/4

East line of the SE1/4 SE1/4

1316.83

S 00° 19' 50" E

20' ROW setback

33

33

Edge of wetland per NWI mapping

Edge of wetland per NWI mapping

Edge of wetland per NWI mapping

Edge of wetland per NWI mapping

Shed

Cabin

Screen Porch

Shed

South line of the SE1/4 SE1/4

S 89° 30' 18" W

1315.99

Southeast corner of  
Sec. 3, Twp. 134, Rng. 32

**Surveyors Notes**

The property address for the subject property is:

7960 100<sup>th</sup> Street Southwest  
Mojito, MN 56466

The Parcel Number for the subject property is 03-003-4400.

The current zoning classification for the subject property is Agricultural/Forestry.

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.

There were no bluff determinations done a part of this survey.

All structure setbacks should be verified with Cass County prior to any construction.

**Legal Description**

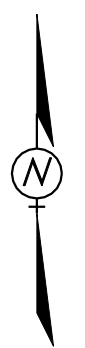
The Southeast Quarter of the Southeast Quarter Section 3, Township 134 North, Range 32 West, Cass County, Minnesota.

**MAPPING LEGEND**

- WELL
- UTILITY PEDESTAL
- UTILITY METER
- TANK (AS SPECIFIED)
- SEWER CLEANOUT
- WETLAND
- CONCRETE
- GRAVEL

**PROPERTY BOUNDARY LEGEND**

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- COMPUTED POSITION
- GOVERNMENT SECTION CORNER MONUMENT



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

0 80 160  
SCALE IN FEET

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
1120 Industrial Park Road  
Brainerd, MN 56401  
716-628-5333

**KRAMER LEAS DELEO**  
SURVEYING • ENGINEERING • PLANNING  
BRAINERD ST. CLOUD

13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1288

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: *Jordan Chouhgard* 08/21/2023  
Jordan Chouhgard, MN License No. 57077 Date

PROJECT NO. BERGM2301

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey

Mitchell Berg  
Section 3, Township 134 North, Range 32 West  
Crow Wing County, Minnesota

Sheet No. 1 of 1