

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

- PROPERTY BOUNDARY LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
  - FOUND IRON MONUMENT
  - X COMPUTED POSITION
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT

- MAPPING LEGEND**
- WELL
  - HYDRANT
  - TANK (AS SPECIFIED)
  - UTILITY PEDESTAL
  - LIFT STATION
  - LIGHT POLE
  - UTILITY POLE
  - UTILITY METER
  - WETLAND
  - CONCRETE
  - BITUMINOUS
  - GRAVEL

**Surveyors Notes**

The property address for the subject property is:  
 5655 21<sup>st</sup> Avenue Southwest  
 Pequot Lakes, MN 56472

The Parcel Number for the subject property is 23-013-1104.

The current zoning classification for the subject property is Shoreland Residential 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.

Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line.

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

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

**Proposed Legal Description Tract A**

That part of the North Half of the Northeast Quarter of Section 13, Township 136 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the Northeast corner of said Section 13; thence South 00 degrees 33 minutes 58 seconds East, along the East line of said Section 13, a distance of 920.56 feet; thence South 79 degrees 11 minutes 13 seconds West a distance of 368.71 feet; thence North 14 degrees 32 minutes 04 seconds West, a distance of 1,009.41 feet to the intersection with the North line of said Section 13; thence North 88 degrees 48 minutes 44 seconds East, along the North line of Section 13, a distance of 606.52 feet to the point of beginning.

Said tract contains 10.7 acres, more or less, and is subject to any restrictions, reservations, & easements of record, if any.

**Proposed Legal Description Tract B**

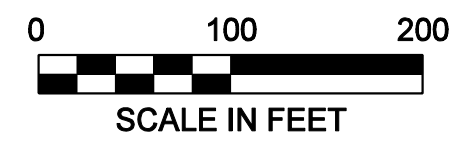
The North Half of the Northeast Quarter of Section 13, Township 136 North, Range 30 West, Cass County, Minnesota.

EXCEPT

That part of the North Half of the Northeast Quarter of Section 13, Township 136 North, Range 30 West, Cass County, Minnesota, described as follows:

Beginning at the Northeast corner of said Section 13; thence South 00 degrees 33 minutes 58 seconds East, along the East line of said Section 13, a distance of 920.56 feet; thence South 79 degrees 11 minutes 13 seconds West a distance of 368.71 feet; thence North 14 degrees 32 minutes 04 seconds West, a distance of 1,009.41 feet to the intersection with the North line of said Section 13; thence North 88 degrees 48 minutes 44 seconds East, along the North line of Section 13, a distance of 606.52 feet to the point of beginning.

Said tract contains 70.1 acres, more or less, and is subject to any restrictions, reservations, & easements of record, if any.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

1120 Industrial Park Road  
 Brainerd, MN 56401  
 218-826-0333

13 North 11th Avenue  
 St. Cloud, MN 56303  
 320-259-1261

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*      07/05/2023  
 James Kramer, MN License No. 23668      Date

**PROJECT NO. JOHNT2301**

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

Tom Johnson  
 Section 13, Township 136 North, Range 30 West  
 Cass County, Minnesota