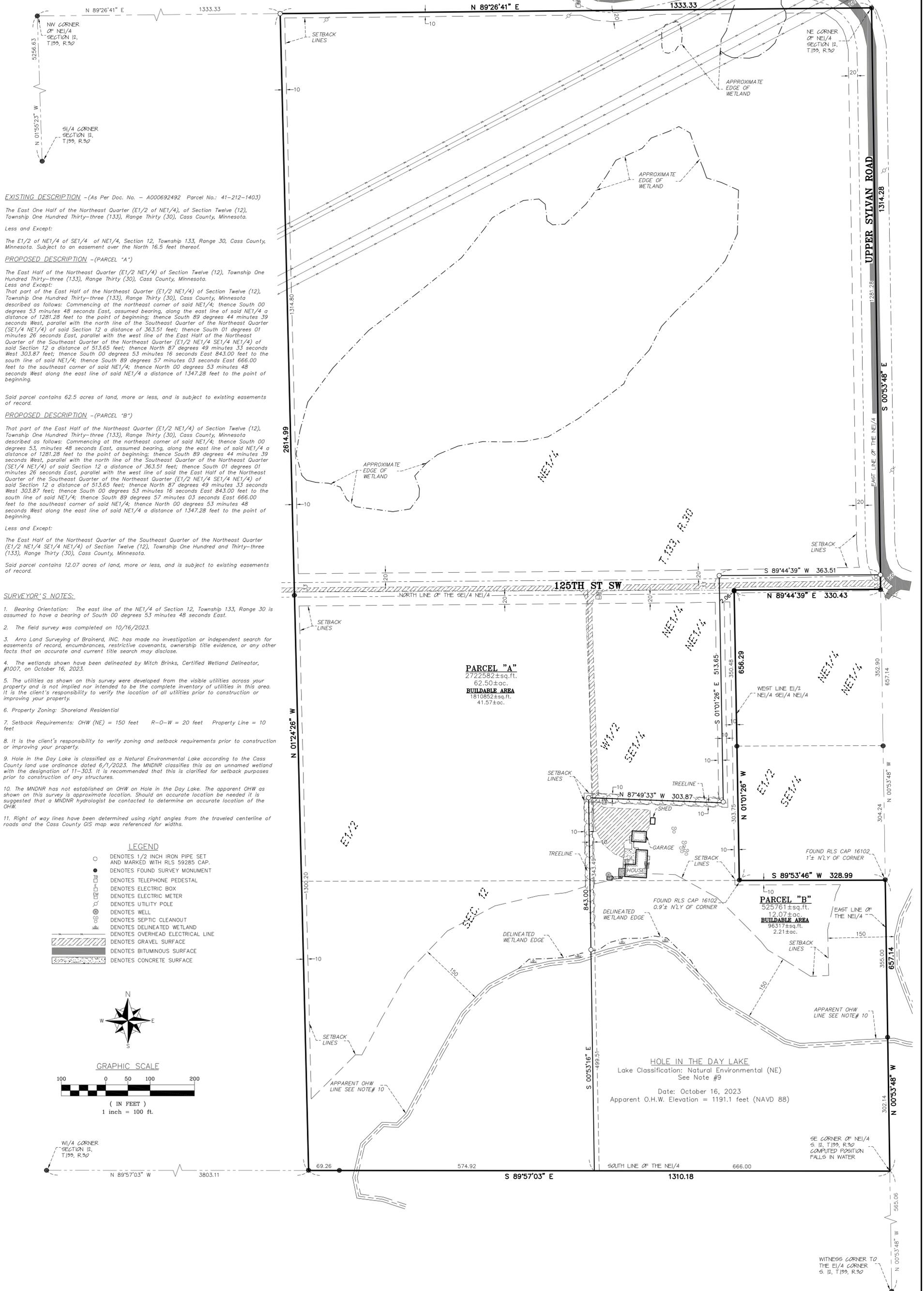


CERTIFICATE OF SURVEY



EXISTING DESCRIPTION - (As Per Doc. No. - A000692492 Parcel No.: 41-212-1403)

The East One Half of the Northeast Quarter (E1/2 of NE1/4), of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.

Less and Except:
The E1/2 of NE1/4 of SE1/4 of NE1/4, Section 12, Township 133, Range 30, Cass County, Minnesota. Subject to an easement over the North 16.5 feet thereof.

PROPOSED DESCRIPTION - (PARCEL "A")

The East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota.

Less and Except:
That part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota described as follows: Commencing at the northeast corner of said NE1/4; thence South 00 degrees 53 minutes 48 seconds East, assumed bearing, along the east line of said NE1/4 a distance of 1281.28 feet to the point of beginning; thence South 89 degrees 44 minutes 39 seconds West, parallel with the north line of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section 12 a distance of 363.51 feet; thence South 01 degrees 01 minutes 26 seconds East, parallel with the west line of the East Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (E1/2 NE1/4 SE1/4 NE1/4) of said Section 12 a distance of 513.65 feet; thence North 87 degrees 49 minutes 33 seconds West 303.87 feet; thence South 00 degrees 53 minutes 16 seconds East 843.00 feet to the south line of said NE1/4; thence South 89 degrees 57 minutes 03 seconds East 666.00 feet to the southeast corner of said NE1/4; thence North 00 degrees 53 minutes 48 seconds West along the east line of said NE1/4 a distance of 1347.28 feet to the point of beginning.

Said parcel contains 62.5 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")

That part of the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Twelve (12), Township One Hundred Thirty-three (133), Range Thirty (30), Cass County, Minnesota described as follows: Commencing at the northeast corner of said NE1/4; thence South 00 degrees 53 minutes 48 seconds East, assumed bearing, along the east line of said NE1/4 a distance of 1281.28 feet to the point of beginning; thence South 89 degrees 44 minutes 39 seconds West, parallel with the north line of the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of said Section 12 a distance of 363.51 feet; thence South 01 degrees 01 minutes 26 seconds East, parallel with the west line of said the East Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (E1/2 NE1/4 SE1/4 NE1/4) of said Section 12 a distance of 513.65 feet; thence North 87 degrees 49 minutes 33 seconds West 303.87 feet; thence South 00 degrees 53 minutes 16 seconds East 843.00 feet to the south line of said NE1/4; thence South 89 degrees 57 minutes 03 seconds East 666.00 feet to the southeast corner of said NE1/4; thence North 00 degrees 53 minutes 48 seconds West along the east line of said NE1/4 a distance of 1347.28 feet to the point of beginning.

Less and Except:
The East Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (E1/2 NE1/4 SE1/4 NE1/4) of Section Twelve (12), Township One Hundred and Thirty-three (133), Range Thirty (30), Cass County, Minnesota.

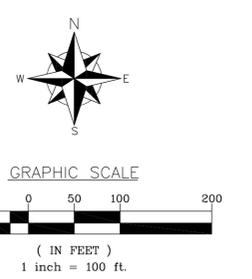
Said parcel contains 12.07 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: The east line of the NE1/4 of Section 12, Township 133, Range 30 is assumed to have a bearing of South 00 degrees 53 minutes 48 seconds East.
- The field survey was completed on 10/16/2023.
- 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.
- The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on October 16, 2023.
- 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: Shoreland Residential
- Setback Requirements: OHW (NE) = 150 feet R-O-W = 20 feet Property Line = 10 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
- Hole in the Day Lake is classified as a Natural Environmental Lake according to the Cass County land use ordinance dated 6/1/2023. The MNDNR classifies this as an unnamed wetland with the designation of 11-303. It is recommended that this is clarified for setback purposes prior to construction of any structures.
- The MNDNR has not established an OHW on Hole in the Day Lake. The apparent OHW as shown on this survey is approximate location. Should an accurate location be needed it is suggested that a MNDNR hydrologist be contacted to determine an accurate location of the OHW.
- Right of way lines have been determined using right angles from the traveled centerline of roads and the Cass County GIS map was referenced for widths.

LEGEND

○	DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
●	DENOTES FOUND SURVEY MONUMENT
□	DENOTES TELEPHONE PEDESTAL
□	DENOTES ELECTRIC BOX
□	DENOTES ELECTRIC METER
○	DENOTES UTILITY POLE
○	DENOTES WELL
○	DENOTES SEPTIC CLEANOUT
○	DENOTES DELINEATED WETLAND
○	DENOTES OVERHEAD ELECTRICAL LINE
▨	DENOTES GRAVEL SURFACE
▨	DENOTES BITUMINOUS SURFACE
▨	DENOTES CONCRETE SURFACE



DRAWN BY: JAS	CHECKED BY: FEL		
APPROVED BY: JAS	JOB NUMBER: 23-1709		
NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:
Dustin Moser
2153 125th St. SW
Pillager, MN 56473

**ADMINISTRATIVE
SUBDIVISION SURVEY**
Part of the E1/2-NE1/4
Sec. 12, T.133, R.30
Cass County, MN



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 3rd day of November, 2023

By: *Jared A. Spaid*
Jared A. Spaid, Minnesota License No. 59285