



**Surveyors Notes**

The property address for the subject property is:

12918 17<sup>th</sup> Avenue Southwest  
Brainerd, MN 56401

The Parcel Number for the subject property is 41-117-2301.

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

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.

The subject property was reviewed for the existence of wetlands on 10-16-2023 by Kyle Cherne, Minnesota Certified Delineator Number 1190.

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

**Legal Description per Document Number A000649131**

The Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), Section Seventeen (17), Township One Hundred Thirty-three (133), Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), thence South 1 degree 53 minutes 36 seconds East, bearings based on Cass County Coordinate Datum, along the west line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) a distance of 426.00 feet; thence South 88 degrees 17 minutes 25 seconds East a distance of 33.06 feet to the easterly line of 17<sup>th</sup> Avenue being the point of beginning; thence South 88 degrees 17 minutes 28 seconds East a distance of 211.30 feet; thence North 1 degree 53 minutes 36 seconds West a distance of 211.30 feet to the easterly line of said 17<sup>th</sup> Avenue; thence North 1 degree 53 minutes 36 seconds West along the easterly line of said 17<sup>th</sup>, Avenue a distance of 320.00 feet to the point of beginning.

That part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Seventeen (17), Township One Hundred Thirty-three (133) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), thence South 1 degree 53 minutes 36 seconds East, bearings based on Cass County Coordinate Datum, along the west line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) a distance of 426.00 feet; thence South 88 degrees 17 minutes 25 seconds East a distance of 33.06 feet to the easterly line of 17<sup>th</sup> Avenue being the point of beginning; thence South 88 degrees 17 minutes 28 seconds East a distance of 211.30 feet; thence North 1 degree 53 minutes 36 seconds West a distance of 211.30 feet to the easterly line of said 17<sup>th</sup> Avenue; thence North 1 degree 53 minutes 36 seconds West along the easterly line of said 17<sup>th</sup>, Avenue a distance of 320.00 feet to the point of beginning.

**Tract A legal description**

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 133 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence South 01 degrees 53 minutes 33 seconds East, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 426.00 feet; thence South 88 degrees 17 minutes 25 seconds East, a distance of 33.06 feet to the point of beginning; thence continuing thence South 88 degrees 17 minutes 25 seconds East, a distance of 282.56 feet to the intersection with the east line of the West 315.00 feet of said Southwest Quarter of the Northwest Quarter; thence North 01 degrees 53 minutes 33 seconds West along said east line, a distance of 321.07 feet, more or less, to the intersection with the southerly railroad right-of-way line; thence westerly 255.23 feet a non-tangential curve being said southerly railroad right-of-way line, said curve is concave to the north, having a radius of 5926.80 feet, a central angle of 02 degrees 28 minutes 02 seconds and a chord bearing of South 83 degrees 46 minutes 19 seconds West; thence South 85 degrees 00 minutes 20 seconds West, along said right-of-way tangent to the last described curve, a distance of 60.61 feet, more or less, to the intersection with the west line of said Southwest Quarter of the Northwest Quarter; thence South 01 degrees 53 minutes 33 seconds East, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 598.67 feet; thence South 88 degrees 17 minutes 25 seconds East, a distance of 33.06 feet to the intersection with a line bearing South 01 degrees 53 minutes 33 seconds East from the point of beginning; thence North 01 degrees 53 minutes 33 seconds West, a distance of 320.00 feet to the point of beginning.

Said tract contains 2.4 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

**Tract B legal description**

That part of the Southwest Quarter of the Northwest Quarter of Section 17, Township 133 North, Range 29 West, Cass County, Minnesota, which lies southerly of the railroad right-of-way line.

EXCEPT that part of said Southwest Quarter of the Northwest lying below or under the 1186 foot contour line which is the height above sea level as established by the Federal Mississippi River Commission and published in the annual report of the Chief of Engineers for the year 1990.

ALSO EXCEPT that part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section Seventeen (17), Township One Hundred Thirty-three (133) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4), thence South 1 degree 53 minutes 36 seconds East, bearings based on Cass County Coordinate Datum, along the west line of said Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) a distance of 426.00 feet; thence South 88 degrees 17 minutes 28 seconds East a distance of 33.06 feet to the easterly line of 17<sup>th</sup> Avenue being the point of beginning; thence South 88 degrees 17 minutes 28 seconds East a distance of 211.30 feet; thence South 1 degree 53 minutes 36 seconds East a distance of 320.00 feet; thence North 88 degrees 17 minutes 28 seconds West a distance of 211.30 feet to the easterly line of said 17<sup>th</sup> Avenue; thence North 1 degree 53 minutes 36 seconds West along the easterly line of said 17<sup>th</sup>, Avenue a distance of 320.00 feet to the point of beginning.

ALSO EXCEPT that part of said Southwest Quarter of the Northwest Quarter described as follows: Commencing at the northwest corner of said Southwest Quarter of the Northwest Quarter; thence South 01 degrees 53 minutes 33 seconds East, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 426.00 feet; thence South 88 degrees 17 minutes 25 seconds East, a distance of 33.06 feet to the point of beginning; thence continuing thence South 88 degrees 17 minutes 25 seconds East, a distance of 282.56 feet to the intersection with the east line of the West 315.00 feet of said Southwest Quarter of the Northwest Quarter; thence North 01 degrees 53 minutes 33 seconds West along said east line, a distance of 321.07 feet, more or less, to the intersection with the southerly railroad right-of-way line; thence westerly 255.23 feet a non-tangential curve being said southerly railroad right-of-way line, said curve is concave to the north, having a radius of 5926.80 feet, a central angle of 02 degrees 28 minutes 02 seconds and a chord bearing of South 83 degrees 46 minutes 19 seconds West; thence South 85 degrees 00 minutes 20 seconds West, along said right-of-way tangent to the last described curve, a distance of 60.61 feet, more or less, to the intersection with the west line of said Southwest Quarter of the Northwest Quarter; thence South 01 degrees 53 minutes 33 seconds East, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 598.67 feet; thence South 88 degrees 17 minutes 25 seconds East, a distance of 33.06 feet to the intersection with a line bearing South 01 degrees 53 minutes 33 seconds East from the point of beginning; thence North 01 degrees 53 minutes 33 seconds West, a distance of 320.00 feet to the point of beginning.

Said tract contains 25.6 acres, more or less, and is subject to all restrictions, reservations and easements of record, if any.

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Legal descriptions edit	12-6-2023

**KLD**  
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  
320-259-1288

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: *James Kramer* 11/29/2023  
James Kramer, MN License No. 23668 Date

PROJECT NO. PETEA2301

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

Amanda Peterson  
Section 17, Township 133 North, Range 29 West  
Cass County, Minnesota

**MAPPING LEGEND**

- WELL (Symbol)
- UTILITY POLE (Symbol)
- TANK (AS SPECIFIED) (Symbol)
- SEWER CLEANOUT (Symbol)
- UTILITY PEDESTAL (Symbol)
- WETLAND (Symbol)
- BARB WIRE FENCE (Symbol)
- CONCRETE (Symbol)
- BITUMINOUS (Symbol)
- GRAVEL (Symbol)

**PROPERTY BOUNDARY LEGEND**

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT
- X COMPUTED POSITION
- ⊙ GOVERNMENT SECTION CORNER MONUMENT
- ⊗ SET MAGNETIC "PK" NAIL

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

0 100 200  
SCALE IN FEET