

LOT 3

LOT 3

BLOCK 1

LOT 2

LOT 1

LOT 2

BLOCK 1

LOT 2

LOT 3

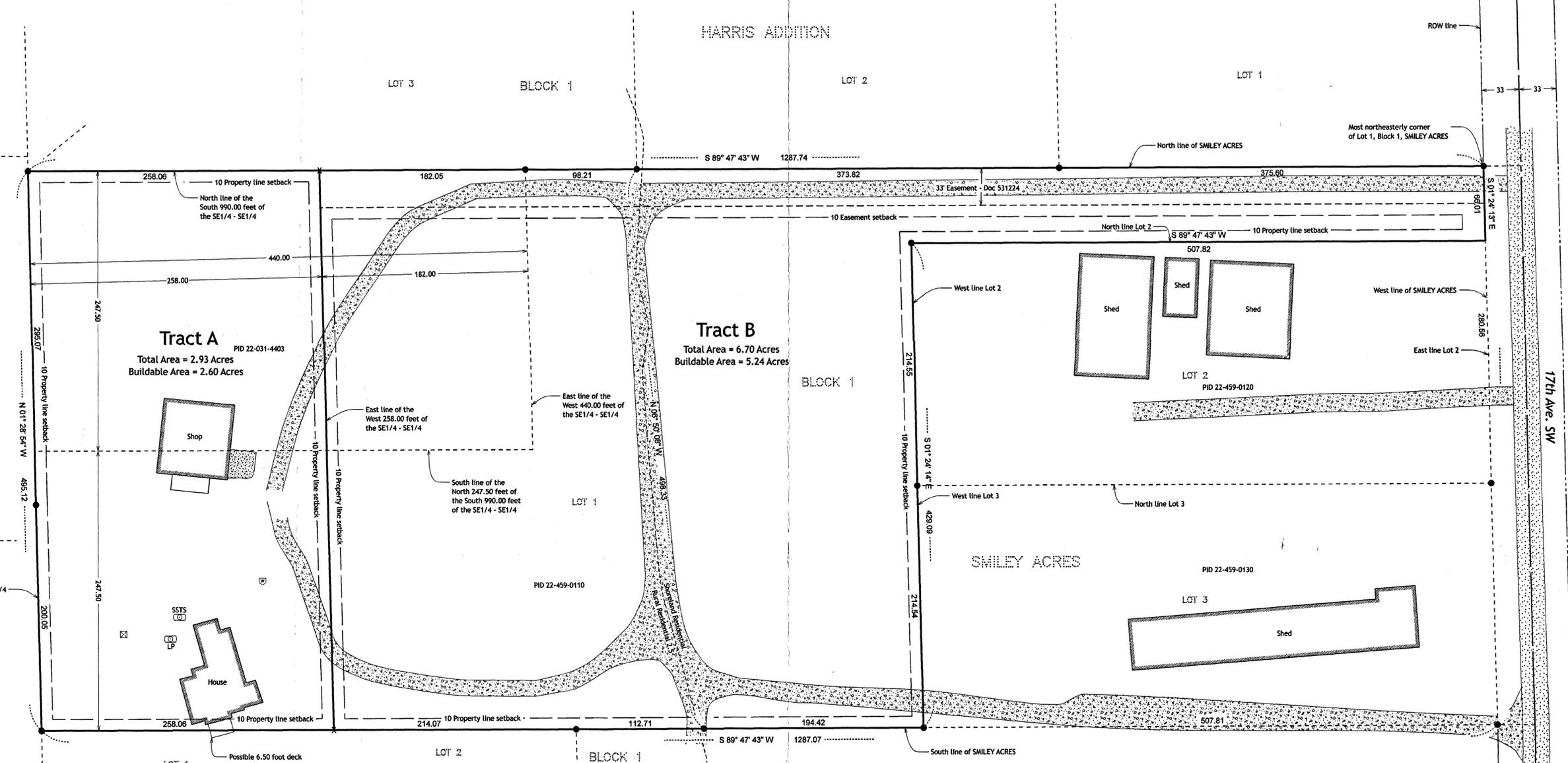
BLOCK 1

MAXIM ESTATES

LOT 3

NORTHERN LOON ESTATES

17th Ave SW



**Proposed Legal Description - Tract B:**

The East 182.00 feet of the West 440.00 feet of the North 247.50 feet of the South 990.00 feet of the Southeast Quarter of the Southeast Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

AND

Lot 1, Block 1, SMILEY ACRES, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

EXCEPT

That part of Lot 1, Block 1, SMILEY ACRES, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota, lying westerly of the east line of the West 258.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 31.

Subject to an easement for ingress and egress purposes, over, under, and across the North 33.00 feet of the South 990.00 feet of the Southeast Quarter of the Southeast Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

Said tract contains 6.7 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

**Proposed Legal Description - Tract A:**

The West 258.00 feet of the North 247.50 feet of the South 990.00 feet of the Southeast Quarter of the Southeast Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

AND

That part of Lot 1, Block 1, SMILEY ACRES, Section 31, Township 136 North, Range 29 West, Cass County, Minnesota, lying westerly of the east line of the West 258.00 feet of the Southeast Quarter of the Southeast Quarter of said Section 31.

Together with an easement for ingress and egress purposes, over, under, and across the North 33.00 feet of the South 990.00 feet of the Southeast Quarter of the Southeast Quarter of Section 31, Township 136 North, Range 29 West, Cass County, Minnesota.

Said tract contains 2.9 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

**Surveyors Notes**

The property address for the subject property is:

7135 17th Avenue SW  
Pequot Lakes, MN 56472

The Parcel Number for the subject property is 22-459-0110 & 22-031-4403.

The current zoning classification for the subject property is Rural Residential 2.5 & Shoreland Residential.

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.

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

**Legal Description - Document Number A000600072:**

Lot One (1), Block One (1), Smiley Acres.

**Legal Description - Document Number A000608824:**

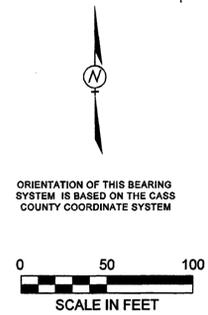
The West 440 feet of the North 247.50 feet of the South 990.00 feet of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) in Section 31, Township 136, Range 29.

**MAPPING LEGEND**

- WELL
- UTILITY PEDESTAL
- TANK (AS SPECIFIED)
- CONCRETE
- BITUMINOUS
- GRAVEL

**PROPERTY BOUNDARY LEGEND**

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



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

1120 Industrial Park Road  
Brainerd, MN 56401  
218-829-6333

13 North 11th Avenue  
St. Cloud, MN 56303  
320-260-1269

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: *Jason Raasch* 11/16/2023  
Jordan Chouhgard, MN License No. 57077 Date

PROJECT NO. RAASJ2301

## CERTIFICATE OF SURVEY

### Topographic and Property Boundary Survey

Jason Raasch  
Section 31, Township 136 North, Range 29 West  
Cass County, Minnesota