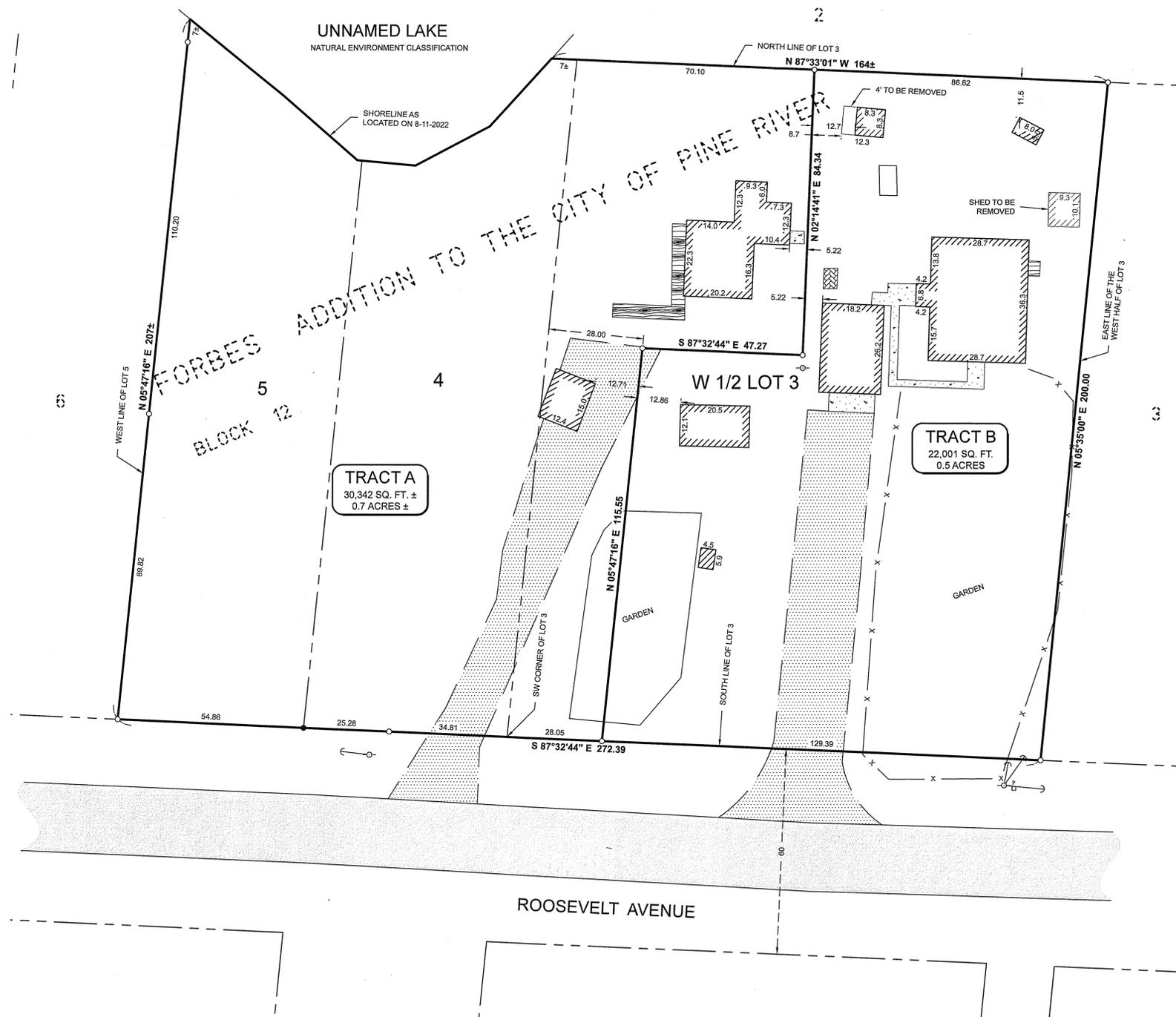


CERTIFICATE OF SURVEY

WEST HALF OF LOT 3 AND LOTS 4 & 5, BLOCK 12, FORBES ADDITION TO THE CITY OF PINE RIVER,
SECTION 31, TOWNSHIP 138 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



LEGAL DESCRIPTION PER DOCUMENT NUMBER A000653503

Lot 4 & 5, Block 12, Forbes Addition to the City of Pine River, according to the map or plat thereof now on file and of record in the Office of the County Recorder of Cass County, Minnesota.

together with all hereditaments and appurtenances belonging thereto.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000491407

The West half of Lot 3, Block 12, Forbes Addition to the City of Pine River, according to the plat thereof on file and of record in the Office of the County Recorder in and for said County and State. Situated in the County of Cass, State of Minnesota.

together with all hereditaments and appurtenances belonging thereto.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
Lots 4 and 5, Block 12, FORBES ADDITION TO THE CITY OF PINE RIVER, according to the recorded plat thereof, Cass County, Minnesota and that part of Lot 3, said Block 12, lying westerly of the following described line: Commencing at the southwest corner of said Lot 3; thence South 87 degrees 32 minutes 44 seconds East, assumed bearing, along the south line of said Lot 3 for a distance of 28.05 feet to the point of beginning of the line to be herein described; thence North 05 degrees 47 minutes 16 seconds East 115.55 feet; thence South 87 degrees 32 minutes 44 seconds East 47.27 feet; thence North 02 degrees 14 minutes 41 seconds East 84.34 feet, more or less, to the north line of said Lot 3 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B

That part of the West Half of Lot 3, Block 12, FORBES ADDITION TO THE CITY OF PINE RIVER, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of the following described line: Commencing at the southwest corner of said Lot 3; thence South 87 degrees 32 minutes 44 seconds East, assumed bearing, along the south line of said Lot 3 for a distance of 28.05 feet to the point of beginning of the line to be herein described; thence North 05 degrees 47 minutes 16 seconds East 115.55 feet; thence South 87 degrees 32 minutes 44 seconds East 47.27 feet; thence North 02 degrees 14 minutes 41 seconds East 84.34 feet, more or less, to the north line of said Lot 3 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

LEGEND

- x - x - DENOTES EXISTING FENCE LINE
- [Stippled Area] DENOTES EDGE OF EXISTING BITUMINOUS
- [Dotted Area] DENOTES EDGE OF EXISTING GRAVEL
- [Cross-hatched Area] DENOTES EDGE OF EXISTING CONCRETE
- [Wavy Line Area] DENOTES EDGE OF EXISTING PAVING STONES
- [Parallel Line Area] DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- ⊙ DENOTES EXISTING WELL
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 3 TO HAVE AN ASSUMED BEARING OF S 87°32'44" E.

NOTES:

1. Zoning for subject tract = "R2 - Residential".
2. Parcel IDs of subject parcels: 94-349-1260 & 94-349-1250.
3. The E911 address of subject parcel: 725 Roosevelt Ave.
4. Impervious for Tract A = 10.1%
Existing Impervious for Tract B = 20.0%
5. There are no bluffs within surveyed property.

30206 Reclamation Road
Suite 874
P. O. Box 874
Pequet Lakes, MN 56472
218-564-4940
www.statenatsurvey.com

I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patricia Trotter
PATRICKA TROTTER PLS#1002
DATE: 7-27-2023 LIC. NO. 41002

DATE	REVISIONS DESCRIPTION

PROJECT No.:	22187-1
DATE:	7-27-2023
SCALE:	1"=20'
FILE NAME:	C22187-1.dwg
PROJECT MANAGER:	PAT
CHECKED BY:	PAT
DRAWN BY:	RJF
FIELD BOOK:	BOOK 469
PG.:	PG. 45
VERT.:	NONE

CERTIFICATE OF SURVEY
SHEET 1 OF 1
Tim Hutchins
725 Roosevelt Avenue
Pine River, Minnesota 56474-5156

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