



**Legal Description per Document Number 375804**

Lot 57, Auditor's Plat of Longville, LESS the South 58.14 feet thereof, according to the plat on file in the office of the County Recorder for Cass County, Minnesota.

**Legal Description per Document Number 181826**

Lot Sixty-Seven (67), Auditor's Plat of Village of Longville, according to the map or plat thereof on file and of record in the office of the Register of Deeds for Cass County, Minnesota.

**Proposed Legal Description - Tract C:**

Lot 68, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota.

AND

That part of Lot 57, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota, lying easterly of the northerly extension of the west line of Lot 68, said AUDITOR'S PLAT OF VILLAGE OF LONGVILLE.

Said tract contains 5.694 Square feet, 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:

194 School Lane  
Longville, MN 56655

The Parcel Number for the subject property is 91-337-6700, 91-337-6800 & 91-337-5710.

The current zoning classification for the subject property is 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 the City of Longville prior to any construction.

**Proposed Legal Description - Tract A:**

Lot 67, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota.

AND

That part of Lot 57, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota, lying southerly of the following described line:

Commencing at the southwest corner of said Lot 57; thence North 00 degrees 03 minutes 08 seconds East, along the west line of said Lot 57, a distance of 56.36 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 27 seconds East, a distance of 294.75 feet to the northwest corner of Lot 68, said AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, said line there terminating.

Said tract contains 1.3 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

**Proposed Legal Description - Tract B:**

Lot 57, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota.

EXCEPT

That part of Lot 57, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota, lying southerly of the following described line:

Commencing at the southwest corner of said Lot 57; thence North 00 degrees 03 minutes 08 seconds East, along the west line of said Lot 57, a distance of 56.36 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 27 seconds East, a distance of 294.75 feet to the northwest corner of Lot 68, said AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, said line there terminating.

AND ALSO EXCEPT

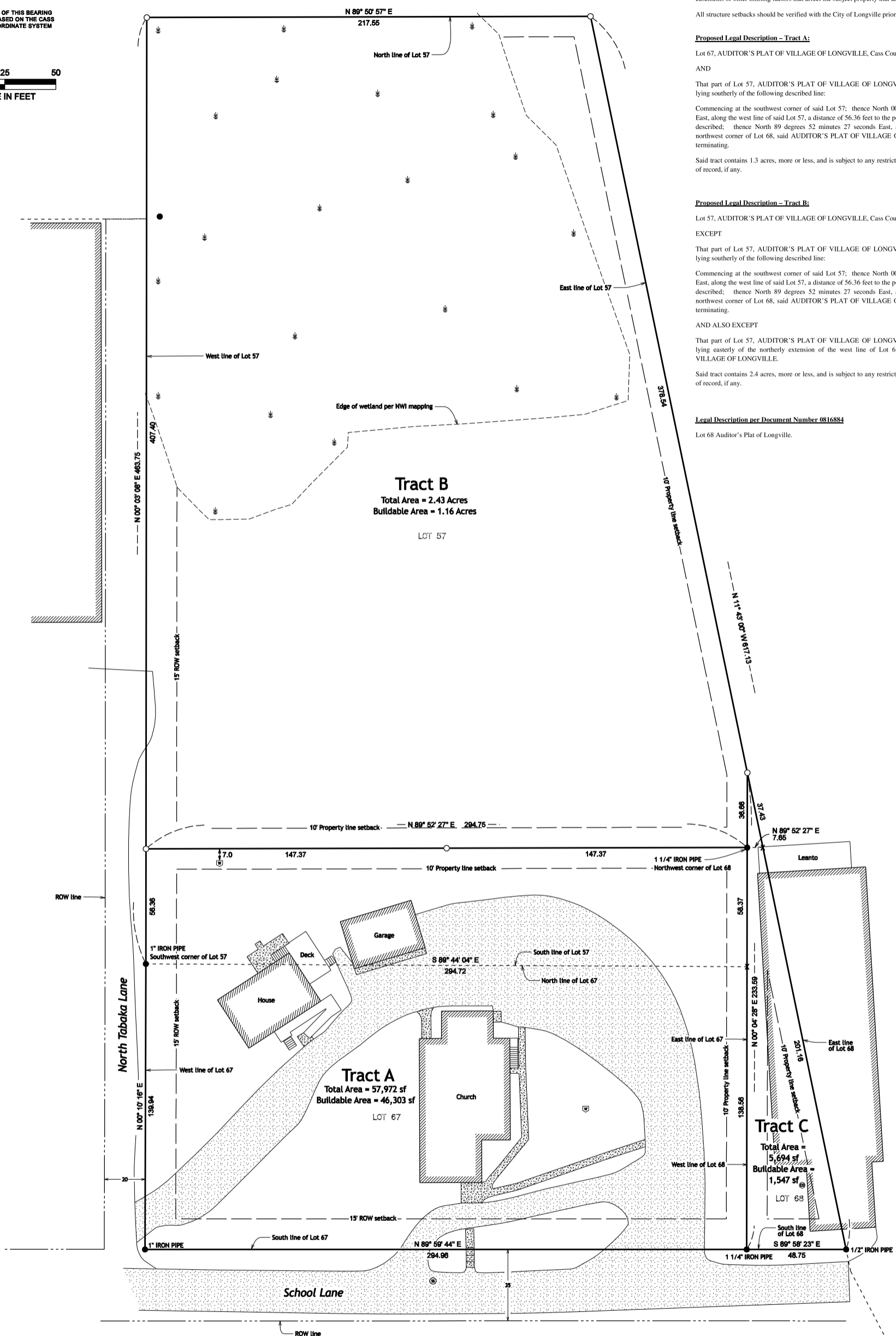
That part of Lot 57, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, Cass County, Minnesota, lying easterly of the northerly extension of the west line of Lot 68, said AUDITOR'S PLAT OF VILLAGE OF LONGVILLE.

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

**Legal Description per Document Number 0816884**

Lot 68 Auditor's Plat of Longville.

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

**MAPPING LEGEND**

- SANITARY SEWER MANHOLE (⊕)
- WELL (⊞)
- SEWER CLEANOUT (⊕)
- CONCRETE (stippled pattern)
- BITUMINOUS (horizontal line pattern)
- GRAVEL (dotted pattern)

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

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* 02/05/2024  
James Kramer, MN License No. 23668 Date

PROJECT NO. CARPS2301

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

Carpenter Properties  
Section 34, Township 141 North, Range 28 West  
Cass County, Minnesota

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