

CERTIFICATE OF SURVEY

EXISTING DESCRIPTIONS -

(As Per Doc. No. - A000622724 Parcel No.: 41-215-2100)

That part of Government Lot 2, Section 15, Township 133 North, Range 30 West lying North of Highway #210, reserving a perpetual easement over the road now running in a Northerly direction from Highway #210 across the Easterly 90 feet of the tract conveyed; and the Northeast Quarter of the Northwest Quarter, Section 15, Township 133 North, Range 30 West; EXCEPTING THEREFROM the following: those part of the Northeast Quarter of the Northwest Quarter and Government Lot 2, all in Section 15, Township 133 North, Range 30 West; the Fifth Principal Meridian described as follows: Commencing at the Northeast corner of said Northwest Quarter of Section 15, thence South 00 degrees 15 minutes 42 seconds East on an assumed bearing along the East line of said Northwest Quarter of Section 15 a distance of 943.47 feet to the point of beginning; thence South 89 degrees 44 minutes 18 seconds West 470.00 feet; thence South 00 degrees 15 minutes 42 seconds West 571.47 feet to the Northerly line of Trunk Highway 210; thence North 75 degrees 27 minutes 00 seconds East along the Northerly line of Trunk Highway 210 a distance of 485.00 feet to the East line of said Northwest Quarter of Section 15; thence North 00 degrees 15 minutes 42 seconds West along the East line of said Northwest Quarter of Section 15 a distance of 451.77 feet to the point of beginning.

(As Per Doc. No. - A000699115 Parcel No.: 41-215-2401)

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and Government Lot 2, all in Section 15, Township 133, Range 30, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 15; thence South 00 degrees 15 minutes 42 seconds East on an assumed bearing along the East line of said NW1/4 of Sec. 15 a distance of 943.47 feet to the point of beginning; thence South 89 degrees 44 minutes 18 seconds West 470.00 feet; thence South 00 degrees 15 minutes 42 seconds East 571.47 feet to the northerly line of Trunk Highway 210; thence North 75 degrees 27 minutes 00 seconds East along the Northerly line of Trunk Highway 210 a distance of 485 feet to the east line of said NW1/4 of Sec. 15; thence North 00 degrees 15 minutes 42 seconds West along the East line of said NW1/4 of Sec. 15 a distance of 451.77 feet to the point of beginning. EXCEPT THE FOLLOWING:

That part of the NW1/4 of Section 15, Township 133, Range 30, Cass County, Minnesota described as follows: Commencing at the Northeast corner of the NW1/4 of said Section 15; thence South 0 degrees 15 minutes 42 seconds East, assumed bearing, along the East line of said NW1/4 a distance of 1395.24 feet to the northerly right-of-way line of State Highway No. 210, being the point of beginning; thence South 75 degrees 27 minutes 00 seconds West along said northerly right-of-way line a distance of 304.50 feet; thence North 10 degrees 12 minutes 00 seconds West a distance of 90.80 feet; thence North 79 degrees 48 minutes 00 seconds East a distance of 45.70 feet; thence North 12 degrees 49 minutes 00 seconds West a distance of 84.90 feet; thence North 77 degrees 11 minutes 00 seconds East a distance of 291.15 feet to the East lien of said NW1/4; thence South 0 degrees 15 minutes 42 seconds East along said East line of the NW1/4 a distance of 168.33 feet to the point of beginning.

PROPOSED DESCRIPTION -(PARCEL 'A')

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and Government Lot Two (2) all in Section Fifteen (15), Township One Hundred Thirty-three (133) Range Thirty (30), Cass County Minnesota, lying northerly of State Highway Number 210. Less and Except: That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and Government Lot Two (2) all in Section Fifteen (15), Township One Hundred Thirty-three (133) Range Thirty (30), Cass County Minnesota described as follows: Commencing at the Northeast corner of the NW1/4 of said Section 15; thence South 00 degrees 15 minutes 42 seconds East, assumed bearing, along the east line of said NW1/4 a distance of 943.47 feet to the point of beginning; thence South 89 degrees 44 minutes 18 seconds West 470.00 feet; thence South 00 degrees 15 minutes 42 seconds East 371.26 feet; thence South 30 degrees 15 minutes 17 seconds West 28.77 feet; thence South 05 degrees 47 minutes 10 seconds East 96.75 feet; thence South 14 degrees 59 minutes 10 seconds East 88.95 feet to the northerly right-of-way line of Trunk Highway Number 210; thence North 75 degrees 27 minutes 45 seconds East along said right-of-way line 467.11 feet to the east line of said NW1/4; thence North 00 degrees 15 minutes 42 seconds West along the east line of said NW1/4 a distance of 463.18 feet to the point of beginning.

Said parcel contains 43.20 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION -(PARCEL 'B')

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) and Government Lot Two (2) all in Section Fifteen (15), Township One Hundred Thirty-three (133) Range Thirty (30), Cass County Minnesota described as follows: Commencing at the Northeast corner of the NW1/4 of said Section 15; thence South 00 degrees 15 minutes 42 seconds East, assumed bearing, along the east line of said NW1/4 a distance of 943.47 feet to the point of beginning; thence South 89 degrees 44 minutes 18 seconds West 470.00 feet; thence South 00 degrees 15 minutes 42 seconds East 371.26 feet; thence South 30 degrees 15 minutes 17 seconds West 28.77 feet; thence South 05 degrees 47 minutes 10 seconds East 96.75 feet; thence South 14 degrees 59 minutes 10 seconds East 88.95 feet to the northerly right-of-way line of Trunk Highway Number 210; thence North 75 degrees 27 minutes 45 seconds East along said right-of-way line 162.61 feet to the Southwest corner of a tract of land as described in Document No.: A000359655; thence North 10 degrees 12 minutes 00 seconds West 90.80 feet; thence North 79 degrees 48 minutes 00 seconds East 45.70 feet; thence North 12 degrees 49 minutes 00 seconds West 84.90 feet; thence North 77 degrees 11 minutes 00 seconds East 291.17 feet to the east line of said NW1/4; thence North 00 degrees 15 minutes 42 seconds West 294.78 feet to the point of beginning.

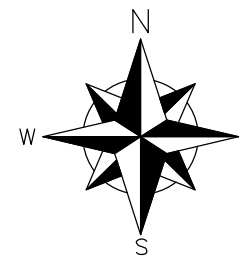
Said parcel contains 4.51 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

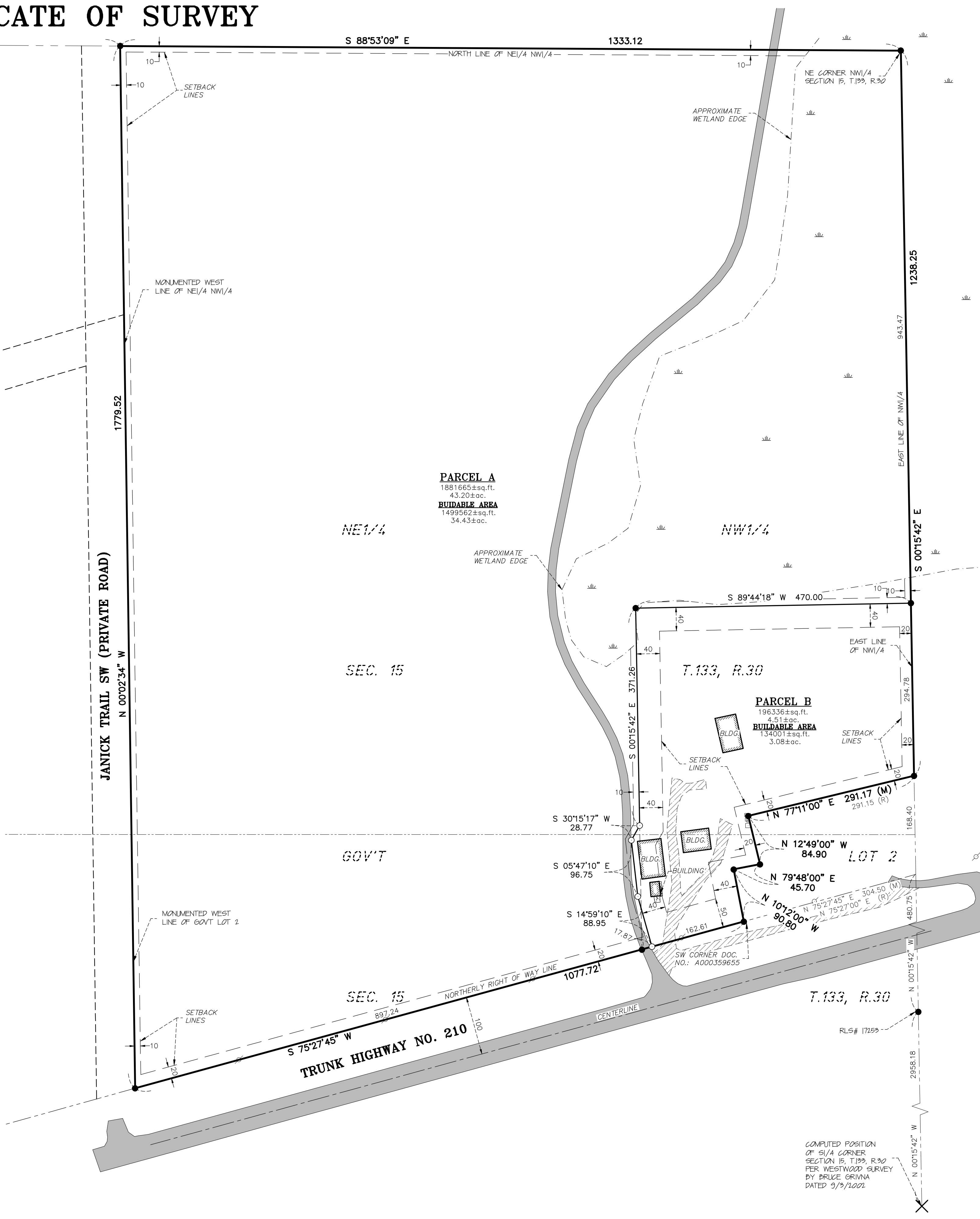
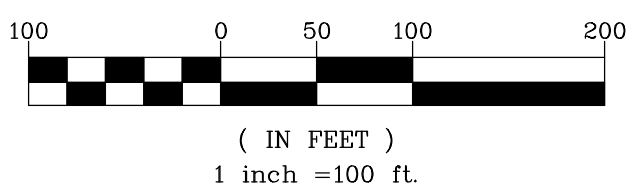
- Bearing Orientation: The east line of the Northeast Quarter of the Northwest Quarter of Section 15, Township 133, Range 30 is assumed to have a bearing of South 00 degrees 15 minutes 42 seconds East.
- The field survey was completed on 8/28/2024.
- Arro Land Surveying of Brainerd, INC. has made no 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 traced using the Cass County GIS Mapping and are an approximation. Should accurate wetlands need to be identified it is recommended that a wetland delineation be conducted.
- 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: Sylvan Commercial/ Rural Residential 2.5
- Setback Requirements: Sylvan Commercial - Front Yard = 50 feet Residential Lot Line = 40 feet Rear Yard = 40 feet Abutting State Road = 40 feet Interior Lot Line = 20 feet  
RR2.5 - 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.
- Parcel No.: 41-215-2100 is subject to a conservation easement per Document Number A000564473 that may affect the potential for structures to be built on said parcel.
- It is unclear if the highway right of way has been taken in fee title or is an easement over Parcel No.: 41-215-2100. For the purposes of this survey the right of way has been excluded due to adjoining properties excluding right of way.

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- ▨ DENOTES APPROXIMATE WETLAND
- (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.
- (R) DENOTES MEASUREMENT PER DESCRIPTION OF RECORD
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE



GRAPHIC SCALE



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 13th day of September, 2024

By: Jared A. Spald, Minnesota License No. 59285



BOUNDARY LINE  
ADJUSTMENT SURVEY  
Part of NE1/4 NW1/4 &  
Gov't Lot 2Sec.15, T.133, R.30  
Cass County, MN

CLIENT:  
  
Jon Lee

DRAWN BY:	JAS	CHECKED BY:	FEEL
APPROVED BY:	JAS	JOB NUMBER:	24-1588
NO.	DATE	BY	REVISION DESCRIPTION
1	10/29/24	JAS	CORRECT PRO. DESC.