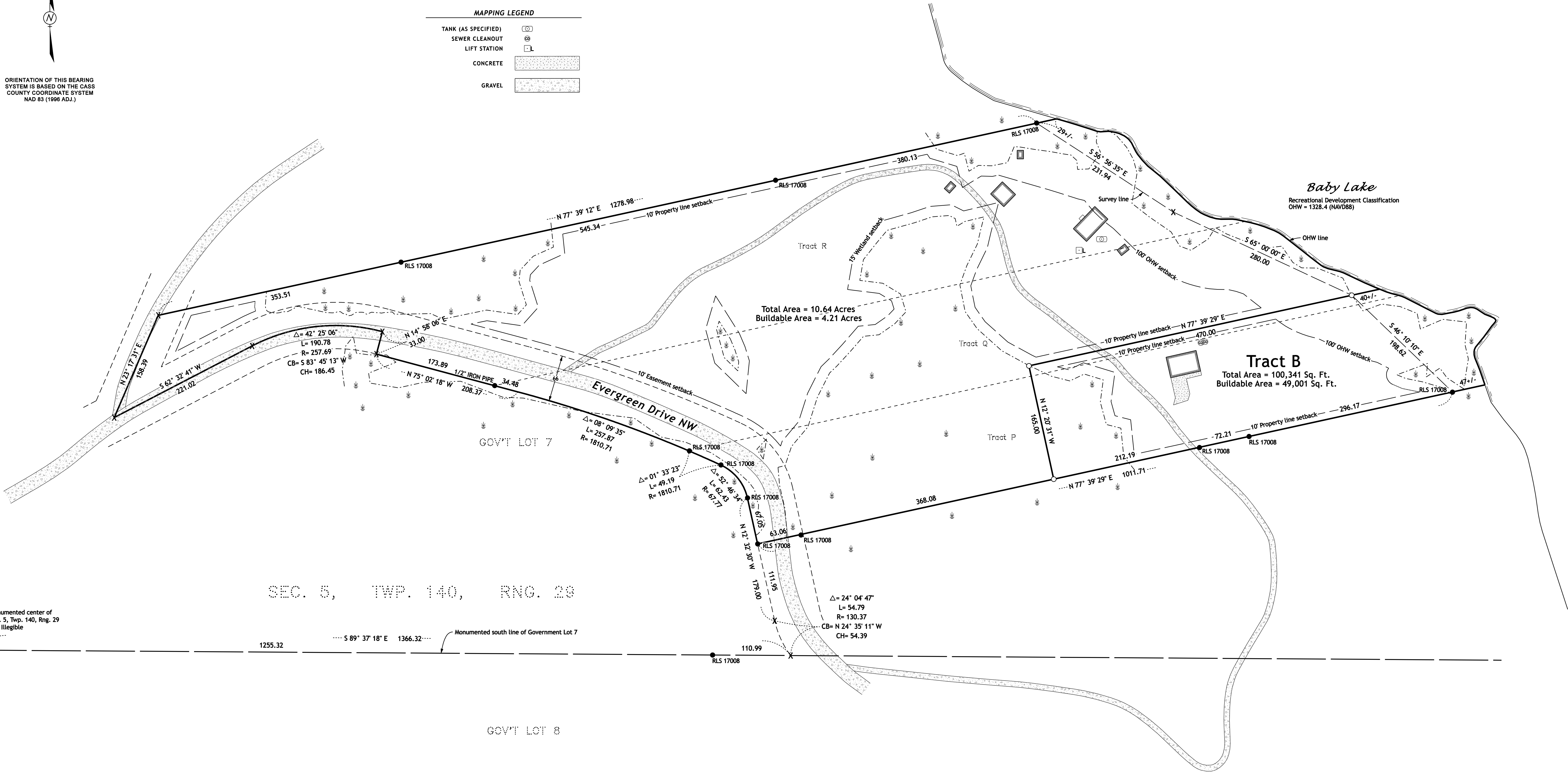




ORIENTATION OF THIS BEARING  
SYSTEM IS BASED ON THE CASS  
COUNTY COORDINATE SYSTEM  
NAD 83 (1996 ADJ.)

MAPPING LEGEND

- TANK (AS SPECIFIED)
- SEWER CLEANOUT
- LIFT STATION
- CONCRETE
- GRAVEL



Monumented center of  
Sec. 5, Twp. 140, Rng. 29  
RLS Illegible

Monumented south line of Government Lot 7

SEC. 5, TWP. 140, RNG. 29

GOV'T LOT 8

Surveyors Notes

The property address for the subject property is:

4623 Evergreen Drive Northwest  
Hackensack, MN 56452

The Parcel Number for the subject property is 51-005-1302.

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

This survey was completed without the benefit of a current title commitment or title opinion. Kramer  
Leas DeLeo, P.C. makes no guarantee that all easements, encumbrances, or appurtenant rights related to  
the premises property are depicted on this survey.

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

PROPERTY BOUNDARY MONUMENT LEGEND

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



NO.	REVISIONS SINCE INITIAL DATE OF	DATE



PROJECT NO. AEGEW2401

1120 Industrial Park Road  
Brainerd, MN 56401  
218-828-5333

13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1296

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, MN License No. 23668

04/08/2025  
Date

CERTIFICATE OF SURVEY  
Topographic and Property Boundary Survey

William Aegerter  
Section 5, Township 140 North, Range 29 West  
Cass County, Minnesota

Existing Legal Description per Document Number A000387000

That part of Government Lot Seven (7), Section Five (5), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota described as follows:

Commencing at a point on the South line of said Government Lot 7, a distance of 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Northwesterly 54.79 feet along a non-tangential curve concave to the Northeast having a radius of 130.37 feet a central angle of 24 degrees 04 minutes 53 seconds and a chord which bears North 24 degrees 40 minutes 30 seconds West; thence North 12 degrees 38 minutes 03 seconds East non-tangent to said curve 111.95 feet to the point of beginning of the tract to be herein described; thence continue North 12 degrees 38 minutes 03 seconds West 67.05 feet; thence Northwesterly 62.43 feet along a tangential curve concave to the Southwest having a radius of 67.77 feet and a central angle of 52 degrees 46 minutes 47 seconds; thence Northwesterly 49.19 feet along a compound curve concave to the Southwest having a radius of 1810.71 feet a central angle of 1 degree 33 minutes 23 seconds and a chord which bears North 66 degrees 11 minutes 32 seconds West; thence North 77 degrees 33 minutes 52 seconds East non-tangent to said last described curve 1049 feet more or less to the shoreline of Baby Lake; thence Southeasterly along said shoreline to the intersection with a line bearing North 77 degrees 33 minutes 52 seconds East from the point of beginning; thence South 77 degrees 33 minutes 52 seconds West.

Subject to easements, restrictions and reservations of record.

Subject to and together with a 66.00 foot wide roadway and utility easement over, under and across those parts of Government Lot 7 and Government Lot 8, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said easement is described a follows: Commencing at a point on the North line of said Government Lot 8 a distance of 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Southeasterly 107.72 feet along a non-tangential curve concave to the Northeast, having a radius of 130.37 feet a central angle of 47 degrees 20 minutes 33 seconds and the chord of said curve bears South 60 degrees 23 minutes 13 seconds East; thence Easterly and Southerly a distance of 394.42 feet along a reverse curve concave to the Southwest having a radius of 234.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence South 12 degrees 24 minutes 20 seconds West tangent to said last described curve 50.79 feet; thence Southerly 127.54 feet along a non-tangential curve concave to the East, having a radius of 66.00 feet a central angle of 110 degrees 43 minutes 04 seconds, and the chord of said curve bears South 17 degrees 02 minutes 48 seconds West; thence North 51 degrees 41 minutes 16 seconds East 66.00 feet to the point of beginning of said centerline to be herein described; thence North 12 degrees 24 minutes 20 seconds East 107.94 feet; thence Northerly and Northwesterly 449.98 feet along a tangential curve concave to the Southwest having radius of 267.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence Northwesterly 121.38 feet along a reverse curve concave to the Northeast having a radius of 97.37 feet and a central angle of 71 degrees 25 minutes 26 seconds; thence North 12 degrees 38 minutes 03 seconds West tangent to said last described curve 179.00 feet; thence Northwesterly 92.83 feet along a tangential curve concave to the Southwest having a radius of 100.77 feet and a central angle of 52 degrees 46 minutes 47 seconds; thence Northwesterly 312.65 feet along a compound curve concave to the Southwest having a radius of 1843.71 feet and a central angle of 9 degrees 42 minutes 57 seconds; thence North 75 degrees 07 minutes 48 seconds West tangent to said last described curve 208.37 feet; thence Westerly

190.78 feet along a tangential curve concave to the South having a radius of 257.69 feet and a central angle of 42 degrees 25 minutes 09 seconds; thence South 62 degrees 27 minutes 03 seconds West tangent to the last described curve 221.02 feet more or less to the intersection with the centerline of that certain 66 foot wide easement as described in Document Number 316884 of record and said centerline there terminating. And also a roadway and utility easement over that part of said Government Lot 8 which lies within the circumference of a circle having the radius of 66.0 feet; the center of said circle being the aforementioned point of beginning of the 66.00 foot wide roadway and utility easement as described above. And also together with that certain 66.00 foot wide easement described in Document Number 316884 running from the aforementioned point of termination Southerly to the public road, West 1063 feet more or less to the point of beginning.

And Government Lot 6, Section 4, Township 140 North, Range 29 Government Lot 9, Section 5, Township 140 North, Range 29 West. easements, reservations and restrictions, if any, of record

AND ALSO an additional road easement 66' in width on, over and across the existing trail or drive located in Gov. Lots 7 and 8, Section 5-140-29 extending from said drive or trail's intersection with the previously described road easement and extending southeasterly and northeasterly through Gov Lot 8, Section 5-140-29; thence northeasterly and northwesterly through said Gov Lot 7 to its point of intersection with the south line of the tract of land in Gov Lot 6 conveyed herein.

Legal Description per Document Number A000387000

That part of Government Lot 7, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota described as follows:

Commencing at a point on the South line of said Government Lot 7 distant 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Northwesterly 54.79 feet along a non-tangential curve concave to the Northeast having a radius of 130.37 feet a central angle of 24 degrees 04 minutes 53 seconds and a chord which bears North 24 degrees 40 minutes 30 seconds West; thence North 12 degrees 38 minutes 03 seconds, West tangent to said curve 179.00 feet; thence Northwesterly 62.43 feet along a tangential curve concave to the Southwest having a radius of 67.77 feet and a central angle of 52 degrees 46 minutes 47. seconds; thence Northwesterly 49.19 feet along a compound curve concave to the Southwest having a radius of 1810.71 feet a central angle of 1 degree 33 minutes 23 seconds and a chord which bears North 66 degrees 11 minutes 32 seconds West to the point of beginning of the tract to be herein described; thence continue Northwesterly 257.86 feet along said last described 1810.71 foot radius curve for a central angle of 8 degrees 09 minutes 34 seconds; thence North 75 degrees 07 minutes 48 seconds West tangent to said last described curve 34.48 feet; thence North 77 degrees 33 minutes 52 seconds East 1099 feet more or less to the shoreline of Baby Lake; thence Southeasterly along said shoreline to the intersection with a line bearing North 77 degrees 33 minutes 52 seconds East from the point of beginning; thence South 77 degrees 33 minutes 52 seconds West 1049 feet more or less to the point of beginning.

Subject to easements, restrictions and reservations of record. Subject to and together with a 66.00 foot wide roadway and utility easement over, under and across those parts of Government Lot 7 and Government Lot 8, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said easement is described as follows:

Commencing at a point on the North line of said Government Lot 8 distant 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Southeasterly 107.72 feet along a non-tangential curve concave to the Northeast, having a radius of 130.37 feet a central angle of 47 degrees 20 minutes 33 seconds and the chord of said curve bears South 60 degrees 23 minutes 13 seconds East; thence Easterly and Southerly a distance of 394.42 feet along a reverse curve concave to the Southwest having a radius of 234.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence South 12 degrees 24 minutes 20 seconds West tangent to said last described curve 50.79 feet; thence Southerly 127.54 feet along a nontangential curve concave to the East, having a radius of 66.00 feet a central angle of 110 degrees 43 minutes 04 seconds, and the chord of said curve bears South 17 degrees 02 minutes 48 seconds West; thence North 51 degrees 1 minutes 16 seconds East 66.00 feet to the point of beginning of said centerline to be herein described; thence North 12 degrees 24 minutes 20 seconds East 107.94 feet; thence Northerly and Northwesterly 449.98 feet along a tangential curve concave to the Southwest having radius of 267.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence Northwesterly 121.38 feet along a reverse curve concave to the Northeast having a radius of 97.37 feet and a central angle of 71 degrees 25 minutes 26 seconds; thence North 12 degrees 38 minutes 03 seconds West tangent to said last described curve 179.00 feet; thence Northwesterly 92.83 feet alone a tangential curve concave to the Southwest having a radius of 100.77 feet and a central angle of 52 degrees 46 minutes 17 seconds; thence Northwesterly 312.65 feet along a compound curve concave to the Southwest having a radius of 1843.71 feet and a central angle of 9 degrees 42 minutes 57 seconds; thence North 75 degrees 07 minutes 48 seconds West tangent to said last described curve 208.37 feet; thence Westerly 190.78 feet along a tangential curve concave to the South having a radius of 257.69 feet and a central angle of 42 degrees 25 minutes 09 seconds; thence South 62 degrees 27 minutes 03 seconds West tangent to the last described curve 221.02 feet more or less to the intersection with the centerline of that certain 66 foot wide easement as described in Document Number 316884 of record and said centerline there terminating. And also a roadway and utility easement over that part of said Government Lot 8 which lies within the circumference of a circle having a radius of 66.00 feet; the center of said circle being the aforementioned point of beginning of the 66.00 foot wide roadway and utility easement as described above. And also together with that certain 66.00 foot wide easement described in Document Number 316884 running from the aforementioned point of termination Southerly to the public road. West 1063 feet more or less to the point of beginning.

Legal Description per Document Number A000562528

That part of Government Lot 7, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota described as follows:

Commencing at a point on the South line of said Government Lot 7 distant 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Northwesterly 54.79 feet along a non-tangential curve concave to the Northeast having a radius of 130.37 feet a central angle of 24 degrees 04 minutes 53 seconds and a chord which bears North 24 degrees 40 minutes 30 seconds West; thence North 12 degrees 38 minutes 03 seconds West tangent to said curve 179.00 feet; thence Northwesterly 62.43 feet along a tangential curve concave to the Southwest having a radius of 67.77 feet and a central angle of 52 degrees 46 minutes 47 seconds; thence Northwesterly 49.19 feet along a compound curve concave to the Southwest having a radius of 1810.71 feet a central angle of 1 degree 33 minutes 23 seconds and a chord which bears North 66 degrees 11 minutes 32 seconds East 33.00 feet; thence Westerly a distance of 190.78 feet along a non-tangential curve concave to the South having a radius of 257.69 feet a central angle of 42 degrees 25 minutes 09 seconds and the chord of said curve bears South 83 degrees 39minutes 38 seconds West; thence South 62 degrees 27 minutes 03 seconds West tangent to said last described curve 221.02 feet; thence North 23 degrees 11 minutes 55 seconds East 158.39 feet; thence North 77 degrees 33 minutes 52 seconds East 1304 feet more or less to the shoreline of Baby Lake; thence Southeasterly along said shoreline to the intersection with a line bearing North 77 degrees 33 minutes 52 seconds East from the point of beginning; thence South 77 degrees 33 minutes 52 seconds West 1099 feet more or less to the point of beginning.

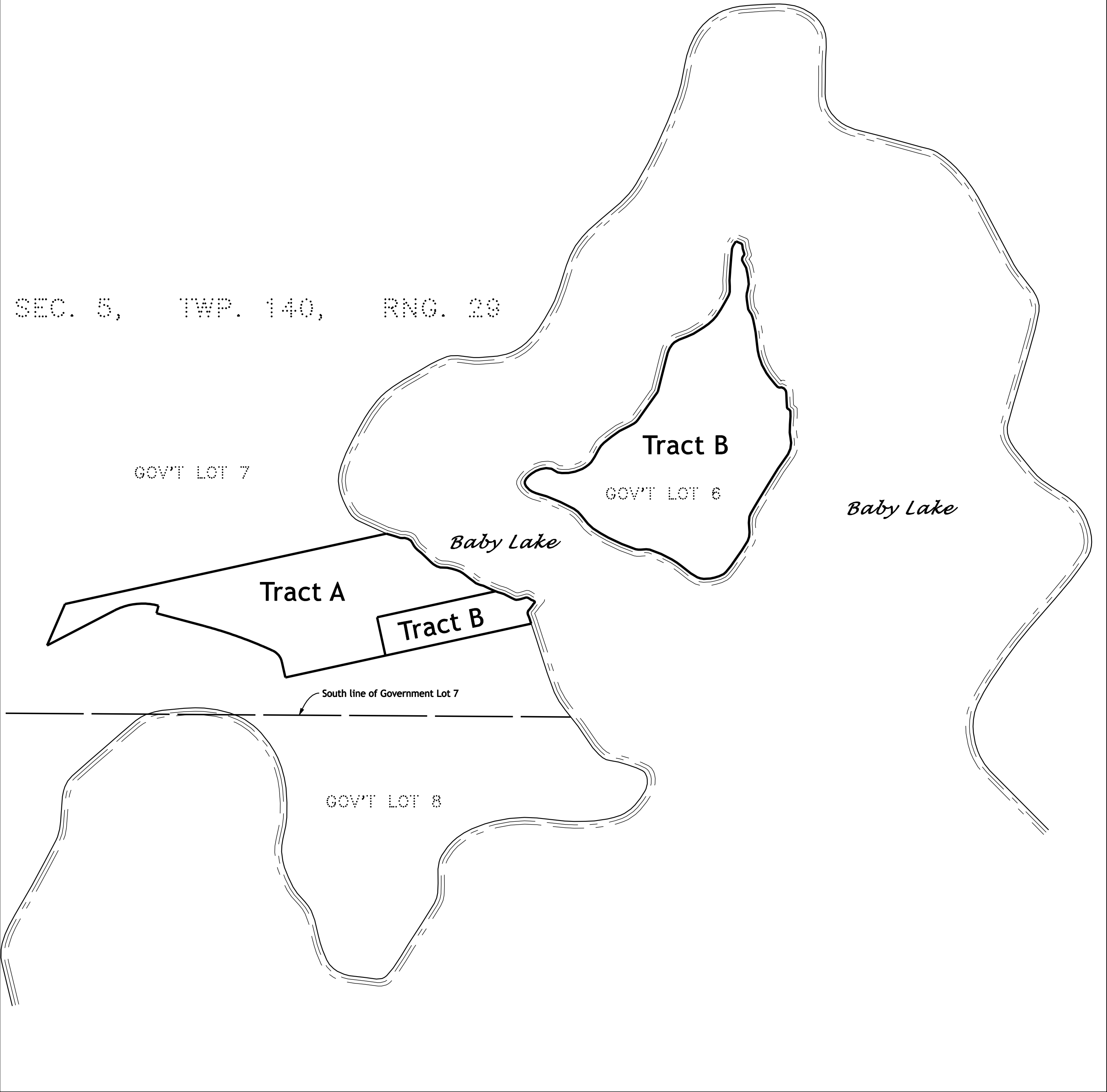
Subject to easements, restrictions and reservations of record.

Subject to and together with a 66.00-foot-wide roadway and utility easement over, under and across those parts of Government Lot 7 and Government Lot 8, Section 5, Township 140 North, Range 29 West, Cass County, Minnesota, the centerline of said easement is described as follows:


Commencing at a point on the North line of said Government Lot 8 distant 1366.32 feet South 89 degrees 42 minutes 57 seconds East assumed bearing from the center quarter corner of said Section 5; thence Southeasterly 107.72 feet along a non-tangential curve concave to the Northeast, having a radius of 130.37 feet a central angle of 47 degrees 20 minutes 33 seconds and the chord of said curve bears South 60 degrees 23 minutes 13 seconds East; thence Easterly and Southerly a distance of 394.42 feet along a reverse curve concave to the Southwest having a radius of 234.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence South 12 degrees 24 minutes 20 seconds West tangent to said last described curve 50.79 feet; thence Southerly 127.51 feet along a nontangential curve concave to the East, having a radius of 66.00 feet a central angle of 110 degrees 43 minutes 04 seconds, and the chord of said curve bears South 17 degrees 02 minutes /8 seconds West; thence North 51 degrees 41 minutes 16 seconds East 66.00 feet to the point of beginning of said centerline to be herein described; thence North 12 degrees 24 minutes 20 seconds East 107.94 feet; thence Northerly and Northwesterly 449.98 feet along a tangential curve concave to the Southwest having radius of 267.27 feet and a central angle of 96 degrees 27 minutes 49 seconds; thence Northwesterly 121.38 feet along a reverse curve concave to the Northeast having n radius of 97.37 feet and a central angle of 71 degrees 25 minutes 26 seconds; thence North 12 degrees 38 minutes 03 seconds West tangent to said last described curve 179.00 feet; thence Northwesterly 92.83 feet along a tangential curve concave to the Southwest having a radius of 100.77 feet and a central angle of 52 degrees 46 minutes 47 seconds; thence Northwesterly 312.65 feet along a compound cure concave to the Southwest having a radius of 1843.71 feet and a central angle of 9 degrees 42 minutes 57 seconds; thence North 75 degrees 07 minutes 48 seconds West tangent to said last described curve 208.37 feet; thence Westerly 190.78 feet along a tangential curve concave to the South having e radius of 257.69 feet and a central angle of 42 degrees 25 minutes 09 seconds; thence South 62 degrees 27 minutes 03 seconds West tangent to the last described curve 221.02 feet more or less to the intersection with the centerline of that certain 66 foot wide easement as described in Document Number 316884 of record and said centerline there terminating. And also a roadway and utility easement over that part of said Government Lot 8 which lies within the circumference of a circle having a radius of 66.00 feet; the center of said circle being the aforementioned point of beginning of the 66.00 foot wide roadway and utility easement as described above. And also subject to and together with that certain 66.00 foot wide easement described in Document Number 316884 running from the aforementioned point of termination Southerly to the public road, West 1063 feet more or less to the point of beginning.

Vicinity Map

NO SCALE



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

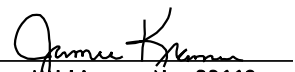


1120 Industrial Park Road  
Brainerd, MN 56401  
218-820-0333

13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1286

**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:  Date: 04/08/2025

James Kramer, MN License No. 23668

PROJECT NO. AEGEW2401

CERTIFICATE OF SURVEY  
Topographic and Property Boundary Survey

William Aegerter  
Section 5, Township 140 North, Range 29 West  
Cass County, Minnesota