

CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER
SECTION 24, TOWNSHIP 135 NORTH, RANGE 32 WEST
CASS COUNTY, MINNESOTA

WEST QUARTER
CORNER SECTION 24

S 89°52'21" E 2645.80

NORTH QUARTER
CORNER SECTION 24

N 00°23'51" W 2657.76

NW 1/4

NE 1/4

S 89°52'21" E 2644.27

EAST QUARTER
CORNER SECTION 24

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000705722

The Southeast Quarter (SE 1/4) of Section 24, Township 135, Range 32, less one acre in the southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section 24, Township 135, Range 32, being 16 rods north and south and 10 rods east and west, as conveyed to School District No. 1.

PROPOSED BOUNDARY DESCRIPTIONS

Tract A
The east 435.00 feet of the south 300.00 feet of the north 1,610.00 feet of the Southeast Quarter of Section 24, Township 135 North, Range 32 West, Cass County, Minnesota.

Subject to easements, restrictions and reservations of record.

Remnant Tract
The Southeast Quarter of Section 24, Township 135 North, Range 32 West, Cass County, Minnesota, EXCEPT the east 435.00 feet of the south 300.00 feet of the north 1,610.00 feet thereof, and ALSO EXCEPT one acre in the southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of said Section 24, being 16 rods north and south and 10 rods east and west, as conveyed to School District No. 1.

Subject to easements, restrictions and reservations of record.

REMNANT TRACT
156.3 ac. (gross)

TRACT A
3.0 ac. (gross)
2.3 ac. (buildable)

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

BEARINGS AS SHOWN BASED ON THE CASS COUNTY BEARING SYSTEM.

NOTES:

- Parcel ID of subject parcel: 11-024-4400.
- The E911 address of subject parcel: 8719 State Highway 64 SW
- Zoning for Tract A = "Rural Residential 2.5"; intended to fulfill land reclassification approval of 3-acre tract approved by Cass County Planning Commission on February 10, 2025. Remnant tract to remain zoned as Agricultural Forestry.
- Stonemark Land Surveying, 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.
- There are no wetlands on Tract A per report by Ben Meister, MN CWD #1031.
- All improvements, septic system, etc for Tract A fall inside allowable setbacks. Not shown due to drawing scale.
- Deeded description contains exception of school tract. Corrective action is required if intent of original sale was to include all of the Southeast Quarter of Section 24.

SOUTH QUARTER
CORNER SECTION 24

SCHOOL TRACT EXCEPTION
(SEE NOTE 7)

N 89°48'28" E 165.00

N 00°21'21" W 264.00

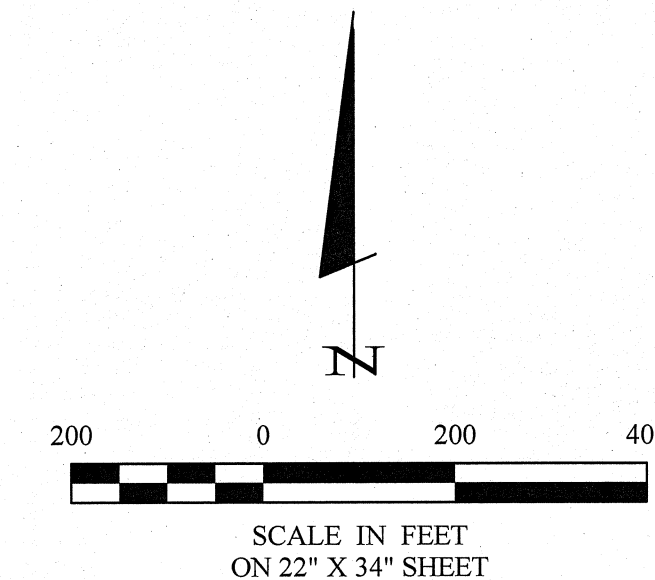
N 00°21'21" W 264.00

N 89°48'28" E 1320.17

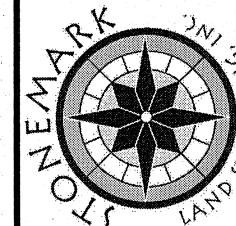
88TH STREET SW.

N 89°48'28" E 1155.17

SOUTHEAST CORNER
SECTION 24



30206 Rasmussen Road
Suite 1
P.O. Box 874
Pequot Lakes, MN 56472
218-568-4040
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION OR STATEMENT OF WORK 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.

PATRICK A. TROTTER, PLS #1002

DATE: 5-08-2025 L.C. NO. 41002

REVISIONS	DATE	DESCRIPTION	BY

DATE:	5-08-2025
SCALE:	1"=200'
HORIZ.	NONE
VERT.	NONE

PROJECT NO.:	25043
FILE NAME:	C25032.dwg
FIELD BOOK:	BOOK
PG.	PG.

PROJECT MANAGER:	PAT
CHECKED BY:	CMH
DRAWN BY:	PAT

CERTIFICATE OF SURVEY

Mark Benson
8719 State 64 SW
Motley, MN 56466

SHEET 1 OF 1