

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

Proposed Legal Description Tract B

That part of Government Lot Three (3), Section Twenty-one (21), Township One Hundred Thirty-nine (139), Range Thirty (30), described as follows: Commencing at the Southeast corner of said Lot Three (3), the point of beginning; running thence Westerly along the South line of said Lot Three (3) to the Southwest corner of said Lot Three (3); running thence Northerly along the West line of said Lot Three (3), a distance of 273 feet to a point; thence deflect right 89 degrees 28 minutes and run 248 feet to a point; thence deflect left 89 degrees 46 minutes and run 50 feet, more or less, to the shoreline of Horseshoe Lake at low water mark; running thence Easterly and Northeasterly along said shoreline of Horseshoe Lake at low water mark, to a point thereon located 133 feet West of the East line of said Lot Three (3) and 490 feet North of the South line of said Lot Three (3); running thence Easterly, parallel to the South line of said Lot Three (3) to the East line of said Lot Three (3); running thence Southerly along the East line of said Lot Three (3) to the point of beginning. Except that portion thereof heretofore transferred by an instrument of conveyance recorded in the Office of the County Recorder of Cass County, as Document Number 255487.

EXCEPT

That part of Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota, is described as follows:

Commencing at an iron monument on the east line of said Government Lot 3 located near the shoreline of Horseshoe Lake; thence South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 110.00 feet to the point of beginning of the tract to be described; thence continuing South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 197.37 feet to a point lying 392.27 feet north of the southeast corner of said Government Lot 3; thence North 69 degrees 04 minutes 17 seconds West, a distance of 139 feet, more or less, to the intersection with the shoreline of Horseshoe Lake; thence northeasterly along said shoreline, to the intersection with a line which bears North 89 degrees 41 minutes 13 seconds West, parallel with the south line of said Government Lot 3, from the point of beginning.; thence South 89 degrees 41 minutes 13 seconds East, parallel with the south line of said Government Lot 3, a distance of 93 feet, more or less, to the point of beginning.

AND ALSO EXCEPT

The East 33.00 feet Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota.

Said tract contains 8.4 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Legal Description per Document Number A000587487

That part of Government Lot Three (3), Section Twenty-one (21), Township One Hundred Thirty-nine (139), Range Thirty (30), described as follows, viz: Commencing at the Southeast corner of said Lot Three (3), the point of beginning; running thence Westerly along the South line of said Lot Three (3) to the Southwest corner of said Lot Three (3); running thence Northerly along the West line of said Lot Three (3), a distance of 273 feet to a point; thence deflect right 89 degrees 28 minutes and run 248 feet to a point; thence deflect left 89 degrees 46 minutes and run 50 feet, more or less, to the shoreline of Horseshoe Lake at low water mark; running thence Easterly and Northeasterly along said shoreline of Horseshoe Lake at low water mark, to a point thereon located 133 feet West of the East line of said Lot Three (3) and 490 feet North of the South line of said Lot Three (3); running thence Easterly, parallel to the South line of said Lot Three (3) to the East line of said Lot Three (3); running thence Southerly along the East line of said Lot Three (3) to the point of beginning. Except that portion thereof heretofore transferred by an instrument of conveyance recorded in the Office of the County Recorder of Cass County, as Document Number 255487.

Proposed Legal Description Tract A

That part of Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota, is described as follows:

Commencing at an iron monument on the east line of said Government Lot 3 located near the shoreline of Horseshoe Lake; thence South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 110.00 feet to the point of beginning of the tract to be described; thence continuing South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 197.37 feet to a point lying 392.27 feet north of the southeast corner of said Government Lot 3; thence North 69 degrees 04 minutes 17 seconds West, a distance of 139 feet, more or less, to the intersection with the shoreline of Horseshoe Lake; thence northeasterly along said shoreline, to the intersection with a line which bears North 89 degrees 41 minutes 13 seconds West, parallel with the south line of said Government Lot 3, from the point of beginning.; thence South 89 degrees 41 minutes 13 seconds East, parallel with the south line of said Government Lot 3, a distance of 93 feet, more or less, to the point of beginning.

EXCEPT

The East 33.00 feet Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota.

Said tract contains 0.3 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description Parcel to be Conveyed

That part of Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota, is described as follows:

Commencing at an iron monument on the east line of said Government Lot 3 located near the shoreline of Horseshoe Lake; thence South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 110.00 feet to the point of beginning of the tract to be described; thence continuing South 00 degrees 40 minutes 36 seconds West, along said east line, a distance of 197.37 feet to a point lying 392.27 feet north of the southeast corner of said Government Lot 3; thence North 69 degrees 04 minutes 17 seconds West, a distance of 139 feet, more or less, to the intersection with the shoreline of Horseshoe Lake; thence northeasterly along said shoreline, to the intersection with a line which bears North 89 degrees 41 minutes 13 seconds West, parallel with the south line of said Government Lot 3, from the point of beginning.; thence South 89 degrees 41 minutes 13 seconds East, parallel with the south line of said Government Lot 3, a distance of 93 feet, more or less, to the point of beginning.

EXCEPT

All that portion of Government Lot Three (3) of Section Twenty-one (21), Township One hundred thirty-nine (139), Range Thirty (30), described as follows, to-wit: Commencing at an iron monument on the east line of said Lot 3 located near the shore line of Horseshoe Lake; thence south along the east line of said Lot 3 a distance of 110 feet to a point; thence west parallel to the south boundary line of said Lot 3 to the shore line of Horseshoe Lake, which point shall be known as the point of beginning; thence east parallel to the south line of said Lot 3 to the east boundary line thereof; thence south along the east boundary line of said Lot 3 a distance of 100 feet to a point; thence westerly parallel to the south boundary line of said Lot 3 to the shoreline of Horseshoe Lake; thence in a northerly direction along the shoreline of Horseshoe lake to the place of beginning.

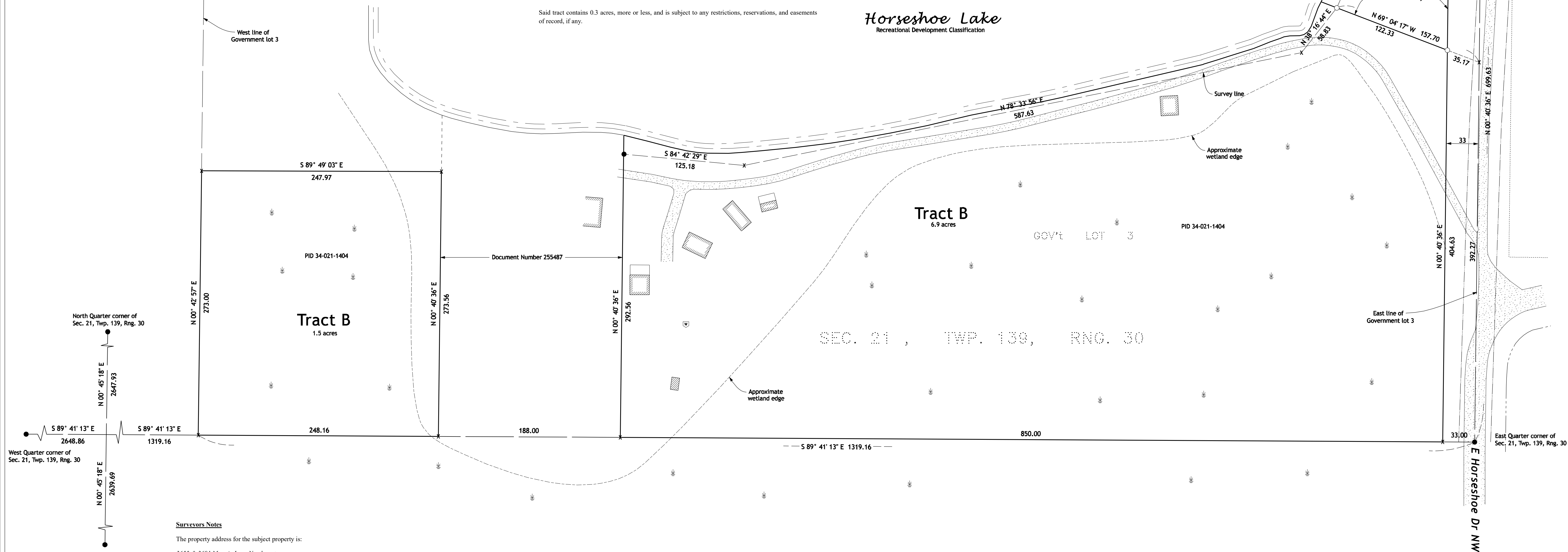
AND ALSO EXCEPT

The East 33.00 feet Government Lot 3, Section 21, Township 139 North, Range 30 West, Cass County, Minnesota.

Said tract contains 0.1 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Legal Description per Document Number A000190237

All that portion of Government Lot Three (3) of Section Twenty-one (21), Township One hundred thirty-nine (139), Range Thirty (30), described as follows, to-wit: Commencing at an iron monument on the east line of said Lot 3 located near the shore line of Horseshoe Lake; thence south along the east line of said Lot 3 a distance of 110 feet to a point; thence west parallel to the south boundary line of said Lot 3 to the shore line of Horseshoe Lake, which point shall be known as the point of beginning; thence east parallel to the south line of said Lot 3 to the east boundary line thereof; thence south along the east boundary line of said Lot 3 a distance of 100 feet to a point; thence westerly parallel to the south boundary line of said Lot 3 to the shoreline of Horseshoe Lake; thence in a northerly direction along the shoreline of Horseshoe lake to the place of beginning.



Surveyors Notes

The property address for the subject property is:

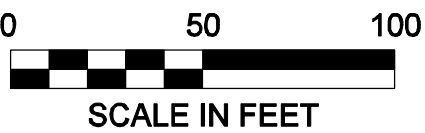
3655 & 3691 Magpie Lane Northwest
Backus, MN 56435

The Parcel Number for the subject property is 34-021-1403 & 34-021-1404.

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.



NO.	REVISIONS SINCE INITIAL DATE OF	DATE



PROJECT NO. KUSCM2401

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
James Kramer, MN License No. 23668

1/09/2025
Date

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Kuschel/Winter
County of Cass, State of Minnesota
Located in Section 21, Township 139 North, Range 30 West



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



Horseshoe Lake
Recreational Development Classification

Ordinary High Water line
Elevation 1329.9 (NAVD 88)

Survey line

Tract A
16,397 sf

PID 34-021-1403
Glen and Lori Winter
8,797 sf
Document A000674049

PID 34-021-1401
State of Minnesota

PID 34-022-0001
State of Minnesota

Parcel to be conveyed
7,600 sf

10' OHW setback
Buildable Area
596 sf
10' setback

PID 34-021-1404
Thomas and Linda Kuschel

Book 121 of Deeds, page 341
State of Minnesota

33' easement - Document 679904

Magpie Lane NW

GOV'T LOT 3

SEC. 21, TWP. 139, RNG. 30

East line of
of Government Lot 3

East Quarter corner of
Sec. 21, Twp. 139, Rng. 30

NO.	REVISIONS SINCE INITIAL DATE OF	DATE



1120 Industrial Park Road
Brainerd, MN 56401
218-828-5333
13 North 11th Avenue
St. Cloud, MN 56303
320-259-1288

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*
James Kramer, MN License No. 23668

1/09/2025
Date

PROJECT NO. KUSCM2401

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Kuschel/Winter
County of Cass, State of Minnesota
Located in Section 21, Township 139 North, Range 30 West