



MAPPING LEGEND

- HYDRANT
- SEWER CLEANOUT
- TANK (AS SPECIFIED)
- BARB WIRE FENCE
- CONCRETE
- GRAVEL

PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- COMPUTED POSITION
- GOVERNMENT SECTION CORNER MONUMENT

Surveyors Notes

The property address for the subject property is:

886 28th Avenue Southwest
Backus, MN 56435

The Parcel Number for the subject property is 31-013-2200.

The current zoning classification for the subject property is Agricultural/Forestry.

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.

The subject property was reviewed for the existence of wetlands by Kyle Cherne, Minnesota Certified Delineator Number 1190.

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

Proposed Legal Description Tract A

The Northwest Quarter of the Northwest Quarter of Section 13, Township 138 North, Range 30 West, Cass County, Minnesota.

EXCEPT

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 13, thence North 01 degrees 10 minutes 57 seconds East, along the west line of said Section 13, a distance of 1326.16 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter, being the point of beginning of the tract to be described; thence continuing North 01 degrees 10 minutes 57 seconds East, along said west line, a distance of 421.07 feet; thence North 85 degrees 32 minutes 25 seconds East, a distance of 497.91 feet to the intersection with the east line of the west 495.50 feet of said Northwest Quarter of the Northwest Quarter; thence South 01 degrees 10 minutes 57 seconds West, along said east line, a distance of 457.66 feet to the intersection with the south line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 45 minutes 12 seconds West, along said south line, a distance of 495.65 feet to the point of beginning.

Said tract contains 35.1 acres more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description Tract B

That part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 138 North, Range 30 West, Cass County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 13, thence North 01 degrees 10 minutes 57 seconds East, along the west line of said Section 13, a distance of 1326.16 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter, being the point of beginning of the tract to be described; thence continuing North 01 degrees 10 minutes 57 seconds East, along said west line, a distance of 421.07 feet; thence North 85 degrees 32 minutes 25 seconds East, a distance of 497.91 feet to the intersection with the east line of the west 495.50 feet of said Northwest Quarter of the Northwest Quarter; thence South 01 degrees 10 minutes 57 seconds West, along said east line, a distance of 457.66 feet to the intersection with the south line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 45 minutes 12 seconds West, along said south line, a distance of 495.65 feet to the point of beginning.

Said tract contains 5.0 acres more or less, and is subject to any restrictions, reservations, and easements of record, if any.

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

0 80 160
SCALE IN FEET



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, License No. 23668
Date: 03/28/2025

PROJECT NO. SOREN2501

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Nacole Sorenson
Located in Section 13, Township 138 North, Range 30 West,
Crow Wing County, Minnesota

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