

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

PROPERTY BOUNDARY MONUMENT LEGEND

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

MAPPING LEGEND

- WELL
- CONCRETE
- BITUMINOUS

Proposed Legal Description Tract A

Lot 7, BIRCH GROVE ON GULL, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota.

Said tract contains 0.7 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description Tract B

Lot 21, BIRCH GROVE ON GULL, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, EXCEPT that part of said Lot 21 described as follows:

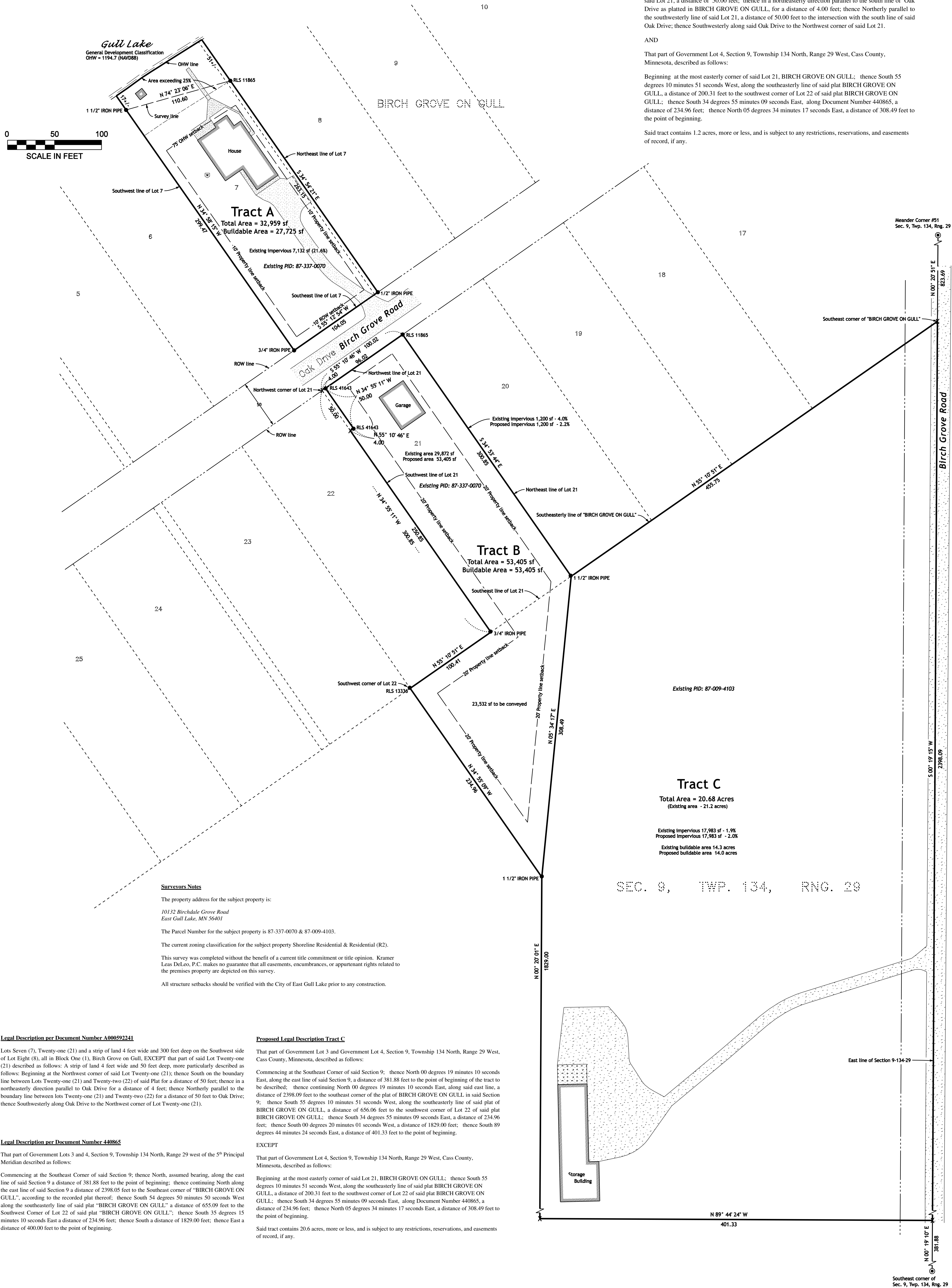
Beginning at the Northwest corner of said Lot 21; thence Southeasterly along the southwesterly line of said Lot 21, a distance of 50.00 feet; thence in a northeasterly direction parallel to the south line of Oak Drive as platted in BIRCH GROVE ON GULL, for a distance of 4.00 feet; thence Northerly parallel to the southwesterly line of said Lot 21, a distance of 50.00 feet to the intersection with the south line of said Oak Drive; thence Southwesterly along said Oak Drive to the Northwest corner of said Lot 21.

AND

That part of Government Lot 4, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the most easterly corner of said Lot 21, BIRCH GROVE ON GULL; thence South 55 degrees 10 minutes 51 seconds West, along the southeasterly line of said plat BIRCH GROVE ON GULL, a distance of 200.31 feet to the southwest corner of Lot 22 of said plat BIRCH GROVE ON GULL; thence South 34 degrees 55 minutes 09 seconds East, along Document Number 440865, a distance of 234.96 feet; thence North 05 degrees 34 minutes 17 seconds East, a distance of 308.49 feet to the point of beginning.

Said tract contains 1.2 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.



Surveyors Notes

The property address for the subject property is:

10132 Birchdale Grove Road  
East Gull Lake, MN 56401

The Parcel Number for the subject property is 87-337-0070 & 87-009-4103.

The current zoning classification for the subject property Shoreline Residential & Residential (R2).

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 the City of East Gull Lake prior to any construction.

Legal Description per Document Number A000592241

Lots Seven (7), Twenty-one (21) and a strip of land 4 feet wide and 300 feet deep on the Southwest side of Lot Eight (8), all in Block One (1), Birch Grove on Gull, EXCEPT that part of said Lot Twenty-one (21) described as follows: A strip of land 4 feet wide and 50 feet deep, more particularly described as follows: Beginning at the Northwest corner of said Lot Twenty-one (21); thence South on the boundary line between Lots Twenty-one (21) and Twenty-two (22) of said Plat for a distance of 50 feet; thence in a northeasterly direction parallel to Oak Drive for a distance of 4 feet; thence Northerly parallel to the boundary line between Lots Twenty-one (21) and Twenty-two (22) for a distance of 50 feet to Oak Drive; thence Southwesterly along Oak Drive to the Northwest corner of Lot Twenty-one (21).

Legal Description per Document Number 440865

That part of Government Lots 3 and 4, Section 9, Township 134 North, Range 29 west of the 5<sup>th</sup> Principal Meridian described as follows:

Commencing at the Southeast Corner of said Section 9; thence North, assumed bearing, along the east line of said Section 9 a distance of 381.88 feet to the point of beginning; thence continuing North along the east line of said Section 9 a distance of 2398.05 feet to the Southeast corner of "BIRCH GROVE ON GULL"; according to the recorded plat thereof; thence South 54 degrees 50 minutes 50 seconds West along the southeasterly line of said plat "BIRCH GROVE ON GULL" a distance of 655.09 feet to the Southwest Corner of Lot 22 of said plat "BIRCH GROVE ON GULL"; thence South 35 degrees 15 minutes 10 seconds East a distance of 234.96 feet; thence South a distance of 1829.00 feet; thence East a distance of 400.00 feet to the point of beginning.

Proposed Legal Description Tract C

That part of Government Lot 3 and Government Lot 4, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the Southeast Corner of said Section 9; thence North 00 degrees 19 minutes 10 seconds East, along the east line of said Section 9, a distance of 381.88 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 19 minutes 10 seconds East, along said east line, a distance of 2398.09 feet to the southeast corner of the plat of BIRCH GROVE ON GULL, in said Section 9; thence South 55 degrees 10 minutes 51 seconds West, along the southeasterly line of said plat of BIRCH GROVE ON GULL, a distance of 656.06 feet to the southwest corner of Lot 22 of said plat BIRCH GROVE ON GULL; thence South 34 degrees 55 minutes 09 seconds East, a distance of 234.96 feet; thence South 00 degrees 20 minutes 01 seconds West, a distance of 1829.00 feet; thence South 89 degrees 44 minutes 24 seconds East, a distance of 401.33 feet to the point of beginning.

EXCEPT

That part of Government Lot 4, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the most easterly corner of said Lot 21, BIRCH GROVE ON GULL; thence South 55 degrees 10 minutes 51 seconds West, along the southeasterly line of said plat BIRCH GROVE ON GULL, a distance of 200.31 feet to the southwest corner of Lot 22 of said plat BIRCH GROVE ON GULL; thence South 34 degrees 55 minutes 09 seconds East, along Document Number 440865, a distance of 234.96 feet; thence North 05 degrees 34 minutes 17 seconds East, a distance of 308.49 feet to the point of beginning.

Said tract contains 20.6 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

SEC. 9, TWP. 134, RNG. 29

NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Updated gross, buildable and impervious areas	3-13-2025

**KLD**  
KRAMER LEAS DELEO  
SURVEYING • ENGINEERING • PLANNING  
BRAINERD ST. CLOUD

1120 Industrial Park Road  
Brainerd, MN 56401  
218-829-5333  
13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1298

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* 2/21/2025  
James Kramer, MN License No. 23668 Date

PROJECT NO.

# CERTIFICATE OF SURVEY

## Topographic and Property Boundary Survey

Terry Gulbransen  
City of East Gull Lake, County of Cass, State of Minnesota  
Located in Section 9, Township 134 North, Range 29 West