



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE AITKIN COUNTY COORDINATE SYSTEM



**Legal Description - Document Number 429220:**

That part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 46 North, Range 27 West, and that part of Government Lot 1, Section 26, Township 46 North, Range 27 West, described as follows: Commencing at the Northwest corner of Government Lot 1 said Section 26; thence South 00 degrees 03 minutes 52 seconds East, assumed bearing, 382.00 feet along the West line of Government Lot 1 said Section 26; thence North 89 degrees 56 minutes 08 seconds East 200.00 feet; thence North 79 degrees 19 minutes 08 seconds East 406.00 feet; thence North 36 degrees 49 minutes 08 seconds East 205.70 feet; thence North 29 degrees 57 minutes 08 seconds East 300.00 feet to an iron monument; thence North 69 degrees 46 minutes 54 seconds East 150.00 feet to an iron monument, the point of beginning; thence continuing North 69 degrees 46 minutes 54 seconds East 150.00 feet to an iron monument; thence South 29 degrees 18 minutes 51 seconds East 258.86 feet, more or less, to the shore of Spirit Lake; thence Southwesterly along said shore to its intersection with a line bearing South 28 degrees 56 minutes 40 seconds East from the point of beginning; thence North 28 degrees 56 minutes 40 seconds West 290.00 feet, more or less, to the point of beginning, all in Aitkin County, Minnesota.

Together with an easement for access across Government Lot 1 and the NE 1/4 of SE 1/4 of Section 23, Township 46, Range 27, on driveway as now located, subject, however, to the right of the first parties to provide a similar driveway over a different course leading to the public road; subject to mineral reservations, easements, zoning ordinances and restrictions of record.

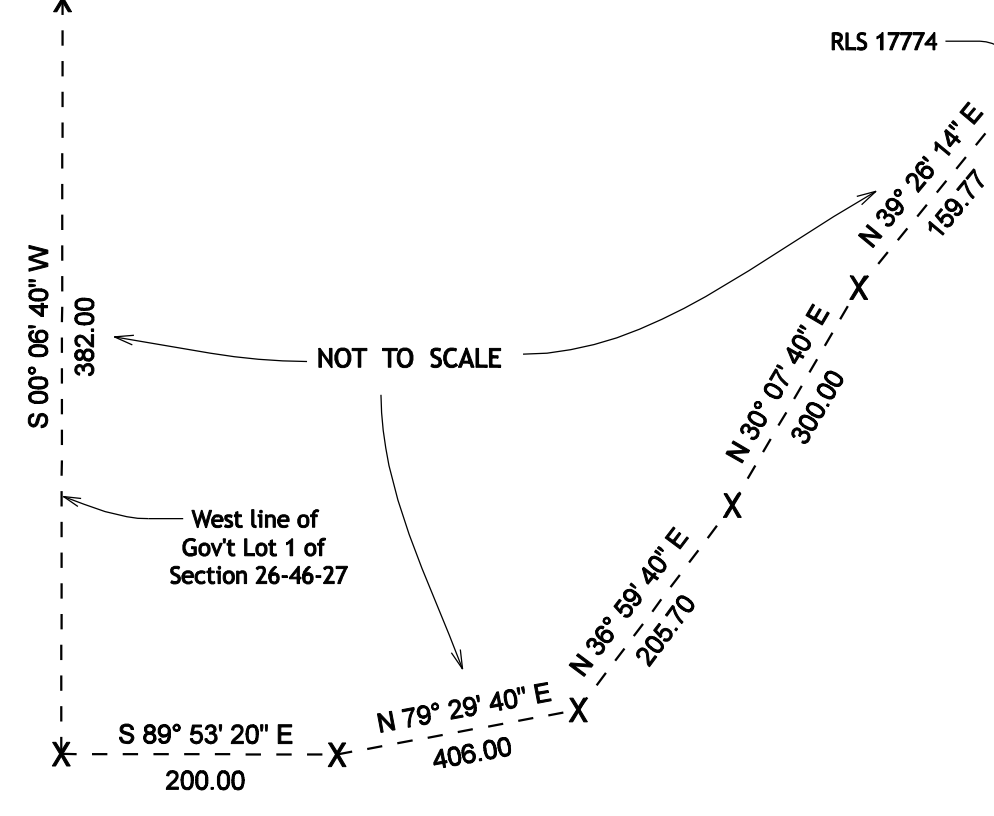
There is hereby further conveyed, as appurtenant to and running with the title to the tract described above, access to and right to use any common Sanitary Sewer System and water supply installed by the first parties on their lands adjacent to or near the premises herein conveyed.

AND

That part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 46, Range 27, Aitkin County, Minnesota, described as follows: Commencing at the Southwest corner of Said SW 1/4 of the SE 1/4, also being the Northwest corner of Government Lot 1, of Section 26, said Township and Range, thence South 00 degrees 03 minutes 52 seconds East, assumed bearing, 382.00 feet along the West line of said Government Lot 1, thence North 89 degrees 56 minutes 08 seconds East 200.00 feet; thence North 79 degrees 19 minutes 08 seconds East 406.00 feet; thence North 36 degrees 49 minutes 08 seconds East 205.70 feet; thence North 29 degrees 57 minutes 08 seconds East 300.00 feet; thence North 69 degrees 46 minutes 54 seconds East 150.00 feet to the point of beginning; thence continuing North 69 degrees 46 minutes 54 seconds East 150.00 feet; thence North 30 degrees 32 minutes 01 seconds East 173.47 feet; thence North 29 degrees 18 minutes 51 seconds West 84.63 feet; thence South 22 degrees 01 minutes 33 seconds West 48.01 feet; thence South 30 degrees 32 minutes 01 seconds West 141.49 feet; thence South 74 degrees 59 minutes 02 seconds West 142.06 feet; thence South 28 degrees 56 minutes 40 seconds East 82.03 feet to the point of beginning.

SEC. 23, TWP. 46, RNG. 27

Southwest Corner of the SW-SE of Section 23-46-27



NOT TO SCALE

West line of Gov't Lot 1 of Section 26-46-27

Total Area = 1.51 Acres

SW 1/4 SE 1/4

**Estimated proposed grading**

Estimated cut required	130 yards
Estimated fill required	465 yards
Total estimated fill	335 yards

SEC. 26, TWP. 46, RNG. 27

GOV'T LOT 1

**Surveyors Notes**

The property address for the subject property is:  
30008 414<sup>th</sup> Place  
Aitkin, MN 56472

The Parcel Number for the subject properties are 07-0-046002

The current zoning classification for the subject property is Shoreland

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

**MAPPING LEGEND**

- PROPERTY BOUNDARY LEGEND**
- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
  - FOUND IRON MONUMENT
  - X COMPUTED POSITION
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT
- WELL** [Symbol]
- HYDRANT** [Symbol]
- TANK (AS SPECIFIED)** [Symbol]
- SEWER CLEANOUT** [Symbol]
- UTILITY PEDESTAL** [Symbol]
- UTILITY METER** [Symbol]
- LIFT STATION** [Symbol]

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

1120 Industrial Park Road  
Brainerd, MN 56401  
716-629-0333

13 North 11th Avenue  
St. Cloud, MN 56303  
320-259-1289

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: *Jordan Chaddanard* 10/20/2021 Date  
Jordan Chaddanard, MN License No. 57077

**PROJECT NO. FOLSR2101**

## CERTIFICATE OF SURVEY

### Topographic and Property Boundary Survey

Rob Folsom  
Section 23/26, Township 46 North, Range 27 West  
Aitkin County, Minnesota

Sheet No. 1 of 1

**Spirit Lake**  
(Recreational Development Classification)  
OHW = 1256.55 (NAVD88)  
BFE = 1257.1 (NAVD88)

