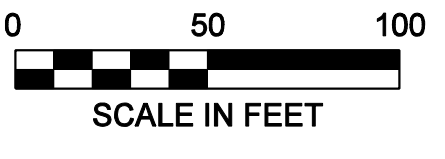




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE AITKIN COUNTY COORDINATE SYSTEM NAD 83 (2011 ADJ.)



Legal Description

Lots 1, 2, 3, and Outlot A, SHADY ACRES, Section 28, Township 46 North, Range 27 West, Aitkin County, Minnesota

Surveyors Notes

The property address for the subject property is:

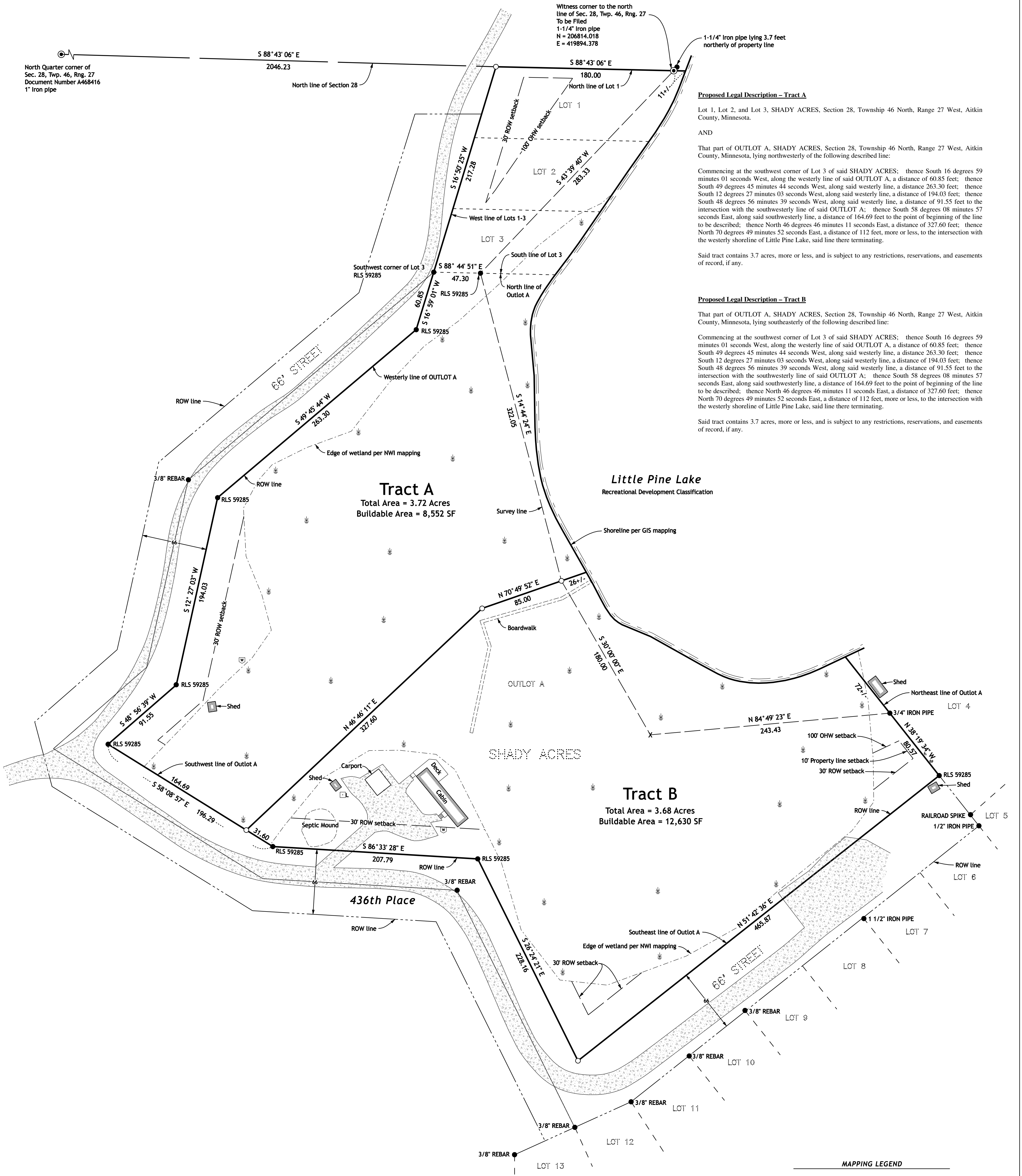
29943 436 Place
Aitkin, MN 56431

The Parcel Number for the subject property is 07-1-107000 & 70-1-105700.

The current zoning classification for the subject property is Shoreland.

This survey was completed without the benefit of a 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 Aitkin County prior to any construction.



Proposed Legal Description - Tract A

Lot 1, Lot 2, and Lot 3, SHADY ACRES, Section 28, Township 46 North, Range 27 West, Aitkin County, Minnesota.

AND

That part of OUTLOT A, SHADY ACRES, Section 28, Township 46 North, Range 27 West, Aitkin County, Minnesota, lying northwesterly of the following described line:

Commencing at the southwest corner of Lot 3 of said SHADY ACRES: thence South 16 degrees 59 minutes 01 seconds West, along the westerly line of said OUTLOT A, a distance of 60.85 feet; thence South 49 degrees 45 minutes 44 seconds West, along said westerly line, a distance of 263.30 feet; thence South 12 degrees 27 minutes 03 seconds West, along said westerly line, a distance of 194.03 feet; thence South 48 degrees 56 minutes 39 seconds West, along said westerly line, a distance of 91.55 feet to the intersection with the southwesterly line of said OUTLOT A; thence South 58 degrees 08 minutes 57 seconds East, along said southwesterly line, a distance of 164.69 feet to the point of beginning of the line to be described; thence North 46 degrees 46 minutes 11 seconds East, a distance of 327.60 feet; thence North 70 degrees 49 minutes 52 seconds East, a distance of 112 feet, more or less, to the intersection with the westerly shoreline of Little Pine Lake, said line there terminating.

Said tract contains 3.7 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 OUTLOT A, SHADY ACRES, Section 28, Township 46 North, Range 27 West, Aitkin County, Minnesota, lying southeasterly of the following described line:

Commencing at the southwest corner of Lot 3 of said SHADY ACRES: thence South 16 degrees 59 minutes 01 seconds West, along the westerly line of said OUTLOT A, a distance of 60.85 feet; thence South 49 degrees 45 minutes 44 seconds West, along said westerly line, a distance of 263.30 feet; thence South 12 degrees 27 minutes 03 seconds West, along said westerly line, a distance of 194.03 feet; thence South 48 degrees 56 minutes 39 seconds West, along said westerly line, a distance of 91.55 feet to the intersection with the southwesterly line of said OUTLOT A; thence South 58 degrees 08 minutes 57 seconds East, along said southwesterly line, a distance of 164.69 feet to the point of beginning of the line to be described; thence North 46 degrees 46 minutes 11 seconds East, a distance of 327.60 feet; thence North 70 degrees 49 minutes 52 seconds East, a distance of 112 feet, more or less, to the intersection with the westerly shoreline of Little Pine Lake, said line there terminating.

Said tract contains 3.7 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

PROPERTY BOUNDARY MONUMENT LEGEND

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

MAPPING LEGEND

- WELL
- SEWER CLEANOUT
- LIFT STATION
- WETLAND
- GRAVEL

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

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 Chouffard* 03/18/2024
Jordan Chouffard, MN License No. 57077 Date

PROJECT NO. PALKC2401

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Caleb Palkert
Section 28, Township 46 North, Range 27 West
Aitkin County, Minnesota