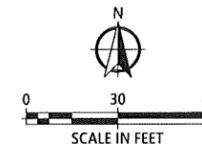
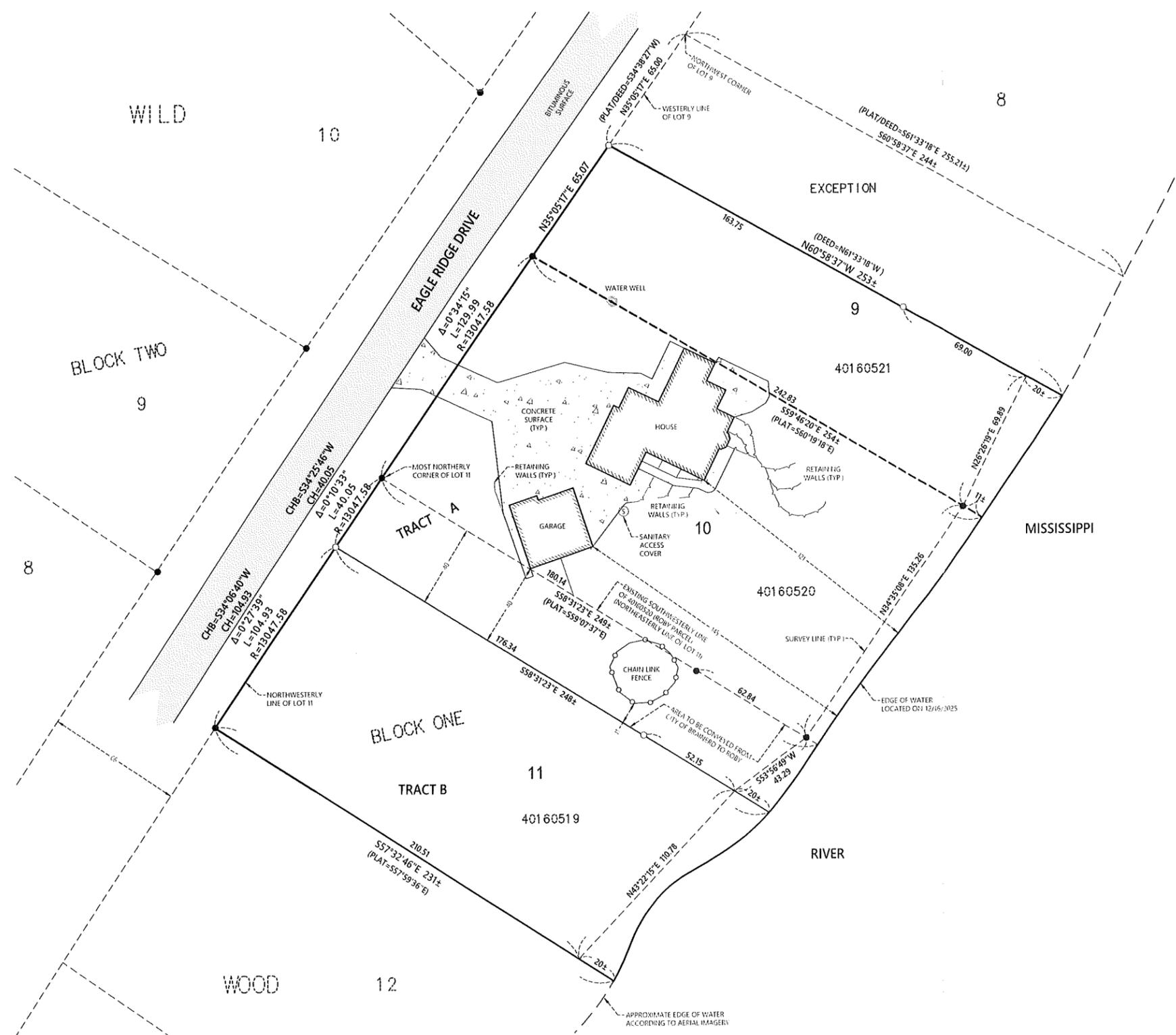


# CERTIFICATE OF SURVEY

## PART OF LOT 9, LOTS 10 AND 11, BLOCK ONE, WILD WOOD SECTION 16, TOWNSHIP 133, RANGE 28, CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83



**SURVEYOR'S NOTES:**

JAMES AND CHERYL ROBY:  
PID 40160520,  
12848 EAGLE RIDGE DR, BAXTER MN 56425.

CITY OF BRAINERD:  
PID 40160519,  
CITY ADMINISTRATOR-CITY HALL, 501 LAUREL ST BRAINERD, MN 56401.

ACCORDING TO THE BAXTER, MIN CITY CODE, ARTICLE L, 10-3L-3, THE MISSISSIPPI RIVER IN THIS LOCATION IS CURRENTLY CLASSIFIED AS AN URBAN RIVER.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTIES ARE CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE EXISTING CONDITIONS SHOWN HEREON WERE LOCATED DURING PERIODS OF SNOW COVER. WHILE REASONABLE EFFORTS WERE MADE TO LOCATE IMPROVEMENTS AND FEATURES, SOME ITEMS MAY HAVE BEEN OBTUSCURED BY SNOW AND ARE NOT SHOWN.

FOR THE PURPOSES OF THIS SURVEY, A WETLAND DELINEATION WAS NEITHER REQUESTED NOR PERFORMED. GROUND ELEVATIONS WERE NOT LOCATED AND NO BLUFF DETERMINATION WAS PERFORMED.

THE PURPOSE OF THIS SURVEY WAS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN THE COMMON LOT LINE BETWEEN PID 40160520 (ROBY) AND PID 40160519 (CITY OF BRAINERD). EXISTING IMPROVEMENTS AND OCCUPATION WERE ON OR ENCRANCHING ONTO THE EXISTING CITY OF BRAINERD PROPERTY. THIS AREA OF ENCRANCHMENT IS SHOWN AS THE AREA TO BE CONVEYED FROM THE CITY OF BRAINERD TO JAMES ROBY, AND IS INTENDED TO BE COMBINED WITH PID 40160520.

**PROPERTY AREAS:**

TOTAL AREA OF EXISTING PID 40160520 (ROBY PARCEL) IS 33,340± SQ.FT.

TOTAL AREA OF EXISTING PID 40160519 (CITY OF BRAINERD PARCEL) IS 34,935± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A (ROBY PARCEL) IS 43,320± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT B (CITY OF BRAINERD PARCEL) IS 24,955± SQ.FT.

TOTAL AREA THAT THE CITY OF BRAINERD WILL CONVEY TO ROBY IS 9,980± SQ.FT.

**EXISTING ROBY LEGAL DESCRIPTION PID'S 40160521 and 40160520** (According to Document No. T230539):

Lot Ten (10) and Lot Nine (9), Block One (1) WILD WOOD, Crow Wing County, Minnesota, except that portion of Lot 9 described as follows: That part of Lot Nine (9), Block One (1), Wild Wood, described as follows: Commencing at the northwest corner of said Lot 9; thence south 34 Degrees 38 minutes 27 seconds west along the westerly line of said Lot 9 a distance of 65 feet to the point of beginning of the tract herein described; thence north 34 degrees 38 minutes 27 seconds east along the west line of Lot 9 a distance of 65 feet; thence south 61 degrees 33 minutes 18 seconds east 255.21 feet more or less to the shore of the Mississippi River; thence south along the shore of the Mississippi River a distance of 67.5 feet more or less to a point bearing south 61 degrees 33 minutes 18 seconds east from the point of beginning; thence north 61 degrees 33 minutes 18 seconds west to the point of beginning.

**EXISTING CITY OF BRAINERD LEGAL DESCRIPTION PID 40160519** (According to Document No. 111986):

Lots Eleven (11), Twelve (12), and Thirteen (13) / Block One (1), Wild Wood according to the plat thereof and filed for record in the office of the Registrar of Titles in and for said county. Subject to easements, restrictions reservations of record if any.

**PROPOSED LEGAL DESCRIPTIONS:**

**Parcel to be conveyed from the City of Brainerd to Roby (intended to be combined with existing parcel ID 40160520)**

That part of Lot 11, Block One, WILD WOOD, according to the plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota, described as follows: Beginning at the most northerly corner of said Lot 11; thence southwesterly along the northwesterly line of said Lot 11, 40.05 feet on a curve concave to the southeast having a radius of 13047.58 feet and a delta angle of 00 degrees 10 minutes 33 seconds, the chord of said curve bears South 34 degrees 25 minutes 46 seconds West; thence South 58 degrees 31 minutes 23 seconds East, not tangent to the last described curve, 248 feet, more or less, to the shore of the Mississippi River; thence northeasterly along said shore of the Mississippi River to its intersection with the northeasterly line of said Lot 11; thence North 58 degrees 31 minutes 23 seconds West along said northeasterly line of Lot 11 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

**Proposed Tract A Roby Parcel**

Lot 10, Block One, WILD WOOD, according to the plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota  
AND

That part of Lot 11, Block One, WILD WOOD, according to the plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota, described as follows: Beginning at the most northerly corner of said Lot 11; thence southwesterly along the northwesterly line of said Lot 11, 40.05 feet on a curve concave to the southeast having a radius of 13047.58 feet and a delta angle of 00 degrees 10 minutes 33 seconds, the chord of said curve bears South 34 degrees 25 minutes 46 seconds West; thence South 58 degrees 31 minutes 23 seconds East, not tangent to the last described curve, 248 feet, more or less, to the shore of the Mississippi River; thence northeasterly along said shore of the Mississippi River to its intersection with the northeasterly line of said Lot 11; thence North 58 degrees 31 minutes 23 seconds West along said northeasterly line of Lot 11 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

**Proposed Tract B City of Brainerd Parcel**

Lot 11, Block One, WILD WOOD, according to the plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota  
EXCEPT

That part of Lot 11, Block One, WILD WOOD, according to the plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota, described as follows: Beginning at the most northerly corner of said Lot 11; thence southwesterly along the northwesterly line of said Lot 11, 40.05 feet on a curve concave to the southeast having a radius of 13047.58 feet and a delta angle of 00 degrees 10 minutes 33 seconds, the chord of said curve bears South 34 degrees 25 minutes 46 seconds West; thence South 58 degrees 31 minutes 23 seconds East, not tangent to the last described curve, 248 feet, more or less, to the shore of the Mississippi River; thence northeasterly along said shore of the Mississippi River to its intersection with the northeasterly line of said Lot 11; thence North 58 degrees 31 minutes 23 seconds West along said northeasterly line of Lot 11 to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:  
TJP  
CHECKED BY:  
CMC

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA  
*Tyler J. Pogreba*  
TYLER J. POGREBA LIC. NO. 60122 DATE: 12/22/2025

DATE	AMENDMENT DESCRIPTION

PREPARED FOR:  
**JAMES ROBY**  
PROJECT #: 2025-12083