



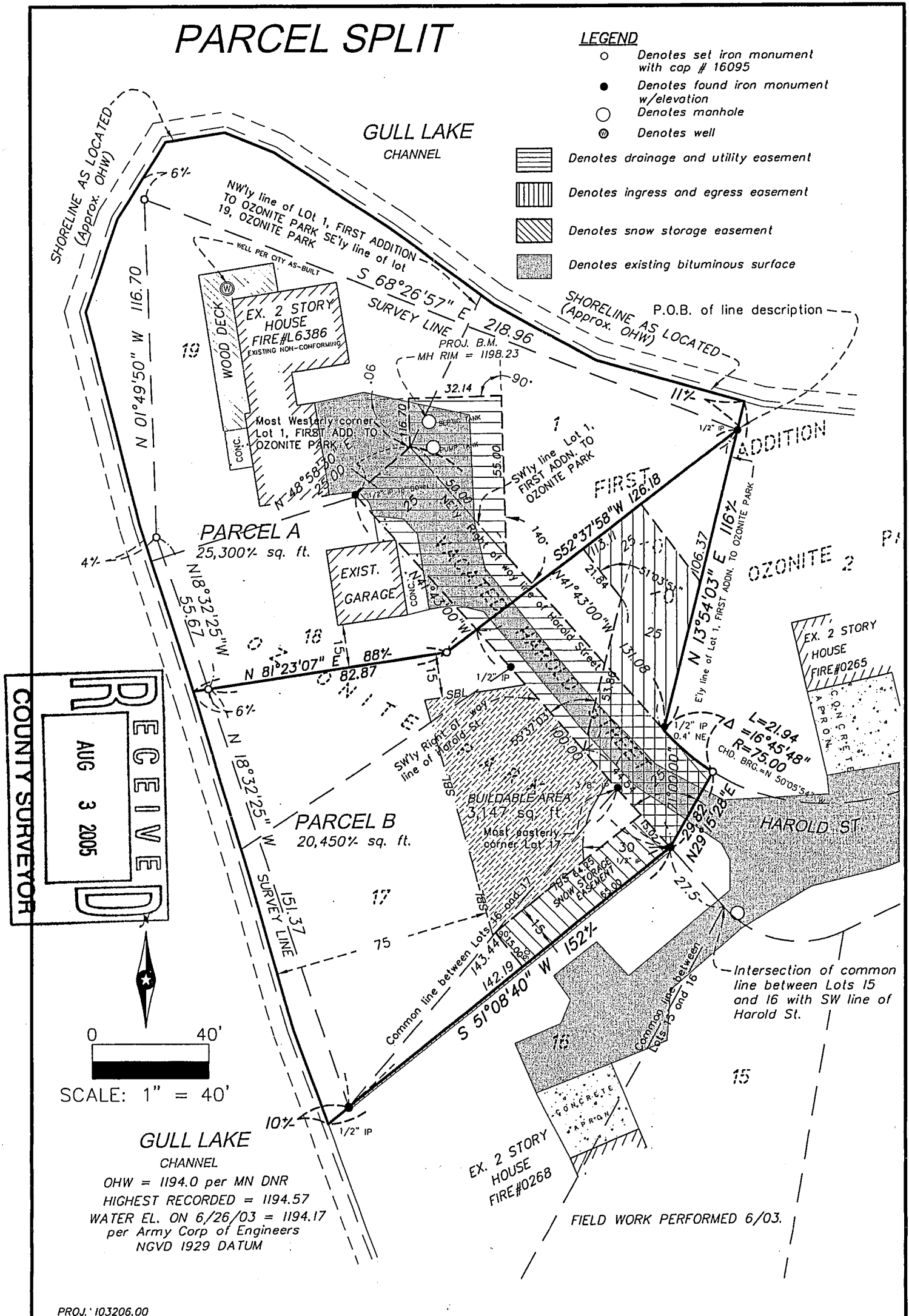


# PARCEL SPLIT

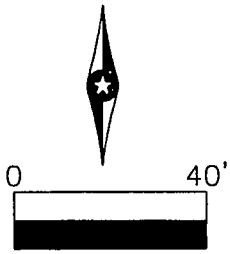
## LEGEND

- Denotes set iron monument with cap # 16095
- Denotes found iron monument w/elevation
- Denotes manhole
- ⊙ Denotes well

-  Denotes drainage and utility easement
-  Denotes ingress and egress easement
-  Denotes snow storage easement
-  Denotes existing bituminous surface




**RECEIVED**  
**AUG 3 2005**  
**COUNTY SURVEYOR**



SCALE: 1" = 40'

**GULL LAKE CHANNEL**  
 OHW = 1194.0 per MN DNR  
 HIGHEST RECORDED = 1194.57  
 WATER EL. ON 6/26/03 = 1194.17  
 per Army Corp of Engineers  
 NGVD 1929 DATUM

PROJ. 103206.00


**BOGART, PEDERSON & ASSOCIATES, INC.**  
 LAND SURVEYING  
 CIVIL ENGINEERING  
 MAPPING  
 13076 FIRST STREET, BECKER, MN 55308-9322  
 TEL: 763-262-8822 FAX: 763-262-8844

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Signed: Michael E. Cannon  
 Michael E. Cannon  
 Date: 6-7-05 Reg. No. 40035

SHT  
 1  
 3

# PARCEL SPLIT

## PROPERTY DESCRIPTION ( PER DOC. # 414860)

Lots 17, 18 and 19 and all that part of Lot 16 of OZONITE PARK lying north and west of the following described line:

Commencing at a point on the southwest edge of Harold Street which is 27.5 feet north and west of the place where the common line between Lots 15 and 16 intersects the southwest line of Harold Street; thence south and west to the place where the common line between Lots 16 and 17 intersects the shore of Gull Lake according to the plat of OZONITE PARK on file and of record in the office of the Register of Deeds, in and for Cass County, Minnesota.

AND

Lot 1, OZONITE PARK FIRST ADDITION, according to the plat thereof on file and of record in the office of the County Recorder.

AND

vacated Harold Street being that part shown and dedicated in the plat of OZONITE PARK, lying northwesterly of a line described as commencing at said point where the common line between Lots 15 and 16, said OZONITE PARK intersects the southwesterly right of way line of said Harold Street; thence northwesterly along said southwesterly right of way line 27.5 feet; thence deflecting right 71 degrees for a distance of 29.82 feet more or less to the northeasterly right of way line of Harold Street; said line there terminating. Reserving to the public a drainage and utility easement over, under, and across said vacated Harold Street.

**NOTE: The underlined part of the description above creates ambiguity by using the shoreline of Gull Lake as a controlling call. Shorelines can move, therefore we recommend that the underlined part in the description be rewritten as shown in the underlined portion of the PARCEL B DESCRIPTION herein. This description is consistent with the apparent intent and monumentation. An attorney should be consulted on the proper legal corrective action.**

## PARCEL A DESCRIPTION

Those parts of Lots 18 and 19, OZONITE PARK and Lot 1, FIRST ADDITION TO OZONITE PARK and that part of vacated Harold Street, all in Cass County, Minnesota, lying northerly of the following described line:

Commencing at a point on the southwesterly right of way line of said Harold Street in said plat of OZONITE PARK which is 27.5 feet northwesterly of the place where the common line between Lots 15 and 16, said OZONITE PARK, intersects said southwesterly right of way line; thence North 41 degrees 43 minutes 00 seconds West, assumed bearing, along the southwesterly line of vacated Harold Street 100.00 feet; thence North 52 degrees 37 minutes 58 seconds East 113.11 feet to the easterly line of said Lot 1, FIRST ADDITION TO OZONITE PARK and the point of beginning of the line to be described; thence return South 52 degrees 37 minutes 58 seconds West along the last described course, 126.18 feet; thence South 81 degrees 23 minutes 07 seconds West 88 feet, more or less, to the shoreline of Gull Lake and said line there terminating.

Together with a 25 foot wide ingress and egress easement over and across part of said vacated Harold Street and part of said Lot 1, FIRST ADDITION TO OZONITE PARK, said easement is adjoining and lying to the right of a line described as commencing at the point on the southwesterly right of way line of said Harold Street which is 27.5 feet northwesterly of the place where the common line between Lots 15 and 16, said OZONITE PARK intersects said southwesterly right of way line; thence northwesterly along the southwesterly right of way line of said vacated Harold Street 44.54 feet; thence deflect to the right 55 degrees 37 minutes 03 seconds 53.86 feet; thence deflecting left 51 degrees 03 minutes 51 seconds 21.84 feet and said line there terminating.

Subject to a public drainage and utility easement over, under and across said vacated Harold Street which is more particularly described as that part of said Harold Street, as shown and dedicated in said plat of OZONITE PARK, lying northwesterly of a line described as commencing at the point where the common line between Lots 15 and 16, said OZONITE PARK intersects the southwesterly right of way line of said Harold Street; thence northwesterly along said southwesterly right of way line 27.5 feet; thence deflecting right 71 degrees for a distance of 29.82 feet more or less to the northeasterly right of way line of Harold Street and said line there terminating.

Subject also to an easement for utility purposes over, under and across part of said Lot 19, OZONITE PARK, and said Lot 1, FIRST ADDITION TO OZONITE PARK described as beginning at the most westerly corner of said Lot 1; thence southeasterly along the southwest line of said Lot 1, being also the northeast right of way line of Harold Street as shown and dedicated in said plat of OZONITE PARK, for a distance of 50.00 feet; thence deflecting left 140 degrees for a distance of 55.00 feet; thence deflecting left at a right angle for a distance of 32.14 feet; thence deflecting left at a right angle for a distance of 16.70 feet to the point of beginning.

Containing 25,300 square feet of land, more or less.  
Subject to easements of record.

# PARCEL SPLIT

## PARCEL B DESCRIPTION

Those parts of Lots 16, 17 and 18, OZONITE PARK and Lot 1, FIRST ADDITION TO OZONITE PARK and that part of vacated Harold Street, all in Cass County, Minnesota, lying southerly of the following described line:

Commencing at a point on the southwest edge of said Harold Street which is 27.5 feet north and west of the place where the common line between Lots 15 and 16, said OZONITE PARK, intersects the southwest line of said Harold Street; thence North 41 degrees 43 minutes 00 seconds West, assumed bearing, along the southwesterly line of said vacated Harold Street 100.00 feet; thence North 52 degrees 37 minutes 58 seconds East 113.11 feet to the easterly line of said Lot 1, FIRST ADDITION TO OZONITE PARK and the point of beginning of the line to be described; thence return South 52 degrees 37 minutes 58 seconds West 126.18 feet; thence South 81 degrees 23 minutes 07 seconds West 88 feet, more or less, to the shoreline of Gull Lake and said line there terminating.

and lying north and west of the following described line:

Commencing at a point on the southwest edge of said Harold Street which is 27.5 feet north and west of the place where the common line between said Lots 15 and 16 intersects the southwest line of Harold Street; thence southwesterly through a point on the common line between said Lots 16 and 17 distant 143.44 feet southwesterly of the most easterly corner of said Lot 17 to the shore of Gull Lake, all in said plat of OZONITE PARK on file and of record in the office of the Register of Deeds, in and for Cass County, Minnesota.

Subject to a public drainage and utility easement over, under and across said vacated Harold Street which is more particularly described as that part of said Harold Street, as shown and dedicated in said plat of OZONITE PARK, lying northwesterly of a line described as commencing at the point where the common line between Lots 15 and 16, said OZONITE PARK intersects the southwesterly right of way line of said Harold Street; thence northwesterly along said southwesterly right of way line 27.5 feet; thence deflecting right 71 degrees for a distance of 29.82 feet more or less to the northeasterly right of way line of said Harold Street and said line there terminating.

Subject also to a 25 foot wide ingress and egress easement adjoining and lying to the right of a line described as commencing at the point on the southwest line of said Harold street which is 27.5 feet north and west of where the common line between Lots 15 and 16, said OZONITE PARK intersects the southwest line of Harold Street; thence northwest along said southwest line of Harold Street 44.54 feet; thence deflect to the right 55 degrees 37 minutes 03 seconds 53.86 feet; thence deflecting left 51 degrees 03 minutes 51 seconds 21.84 feet and said line there terminating.

Containing 20,450 square feet of land, more or less.  
Subject to easements of record.

## SNOW STORAGE EASEMENT

An easement for snow storage purposes over and across that part of Lot 16 of OZONITE PARK, Cass County, Minnesota described as commencing at a point on the southwest edge of Harold Street which is 27.5 feet north and west of the place where the common line between Lots 15 and 16 intersects the southwest line of Harold Street; thence southwesterly 65.00 feet toward a point on the common line between Lots 16 and 17 distant 143.44 feet southwesterly of the most easterly corner of said Lot 17 all in said plat of OZONITE PARK. Thence northwesterly at right angles 15.00 feet northeasterly at right angles 64.25 feet to the westerly line of vacated HAROLD STREET; thence southeasterly 15.02 feet along said westerly line to the point of beginning.

All new legal descriptions are contingent upon vacation of that part of Harold Street lying within the proposed lots. Bogart Pederson and Assoc. was not provided title documents for this Survey. As such, this drawing may not show all interests of record. Reference – Certificate of Survey by Central Minnesota Surveying for Audrey Fish, dated 7/16/02 (Job #27670)