

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6, SECTION 32, TOWNSHIP 135, RANGE 29, CASS COUNTY, MINNESOTA

EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. A000510859 (PARCEL NO. 90-032-3413):

That part of Govt. Lot 6, Sec. 32, Twp. 135, Rge. 29, described as follows: Beginning at a point on the East line of said Govt. Lot 6 765.2 feet North 1 degree 49 minutes West of the Southeast corner of said Lot 6, said point being on the North line of the South 765 feet of said Lot 6; thence continuing North 1 degree 49 minutes West along the East line of Lot 6, 559.23 feet, more or less, to the Northeast corner of said Lot 6; thence West, along the North line of Lot 6, 580 feet; thence South 1 degree 49 minutes East 316.8 feet; thence South 56 degrees 51 minutes West 473.90 feet, more or less, to the water's edge of Agate Lake; thence Southeast along the water's edge of Agate Lake to the point of intersection with the North line of the South 765 feet of said Lot 6; thence Easterly, along the North line of the South 765 feet of said Lot 6, to the point of beginning, EXCEPT that part of the East 300 feet of Government Lot 6, Section 32, Township 135, Range 29, West that lies north of the South 1183.00 feet of said Government Lot 6, Cass County, Minnesota.

AND
EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. 409999 (PARCEL NO. 90-032-3405):
The North 100 feet of the South 765 feet of Government Lot 6, Section 32, Township 135, Range 29.

PROPOSED LEGAL DESCRIPTIONS:

REMAINDER
(PART OF PARCEL NO. 90-032-3413):
That part of Government Lot 6, Section 32, Township 135, Range 29, Cass County, Minnesota described as follows: Commencing at the intersection of the east line of said Government Lot 6 and the north line of the South 765.00 feet of said Government Lot 6; thence North 01 degree 49 minutes 00 seconds West, assumed bearing, 124.27 feet along said east line of said Government Lot 6 to the point of beginning of the tract to be described; thence continuing North 01 degree 49 minutes 00 seconds West 474.39 feet, more or less, along said east line of Government Lot 6 to the northeast corner of said Government Lot 6; thence West 580.00 feet along the north line of said Government Lot 6; thence South 01 degree 49 minutes 00 seconds East 316.8 feet; thence South 56 degrees 51 minutes West 473.90 feet, more or less, to the shore of Agate Lake; thence southeasterly along said shore of Agate Lake to said north line of the South 765.00 feet of Government Lot 6; thence North 86 degrees 59 minutes 51 seconds East 964 feet, more or less, along said north line of the South 765.00 feet of Government Lot 6 to the point of beginning EXCEPT the East 300 feet of said Government Lot 6 which lies north of the South 1183.00 feet thereof. Subject to the right of way of Anderson Road. Together with and subject to other easements, reservations and restrictions of record, if any.

REMAINDER
(PART OF PARCEL NO. 90-032-3405):
The North 100.00 feet of the South 765.00 feet of Government Lot 6, Section 32, Township 135, Range 29, Cass County, Minnesota EXCEPT the East 500.00 feet thereof. Subject to the right of way of Anderson Road. Together with and subject to other easements, reservations and restrictions of record, if any.

TRACT A:
(PART OF PARCEL NO. 90-032-3413):
That part of Government Lot 6, Section 32, Township 135, Range 29, Cass County, Minnesota described as follows: Beginning at the intersection of the east line of said Government Lot 6 and the north line of the South 765.00 feet of said Government Lot 6; thence North 01 degree 49 minutes 00 seconds West, assumed bearing, 124.27 feet along said east line of said Government Lot 6; thence South 73 degrees 06 minutes 53 seconds West 517.80 feet to said north line of South 765.00 feet of Government Lot 6; thence North 86 degrees 59 minutes 51 seconds East 500.11 feet along said north line of the South 765.00 feet of Government Lot 6 to the point of beginning.
AND
(PART OF PARCEL NO. 90-032-3405):
The North 100.00 feet of the South 765.00 feet of the East 500.00 feet of Government Lot 6, Section 32, Township 135, Range 29, Cass County, Minnesota. Subject to the right of way of Anderson Road and subject to other easements, reservations and restrictions of record, if any.

SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 9567 ASPEN LANE, LAKE SHORE, MINNESOTA.

THE PID NO'S FOR THE SUBJECT PROPERTY ARE 90-032-3413 AND 90-032-3405.

AGATE LAKE IS CLASSIFIED AS A RECREATIONAL DEVELOPMENT LAKE ACCORDING TO THE CITY OF LAKE SHORE ZONING ORDINANCE.

ACCORDING TO THE CITY OF LAKE SHORE ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE RESIDENTIAL - LOW DENSITY (R-1) ZONING DISTRICT AND THE RESIDENTIAL - MEDIUM DENSITY (R-2). TRACT A APPEARS TO BE COMPLETELY WITHIN SAID R-1 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.

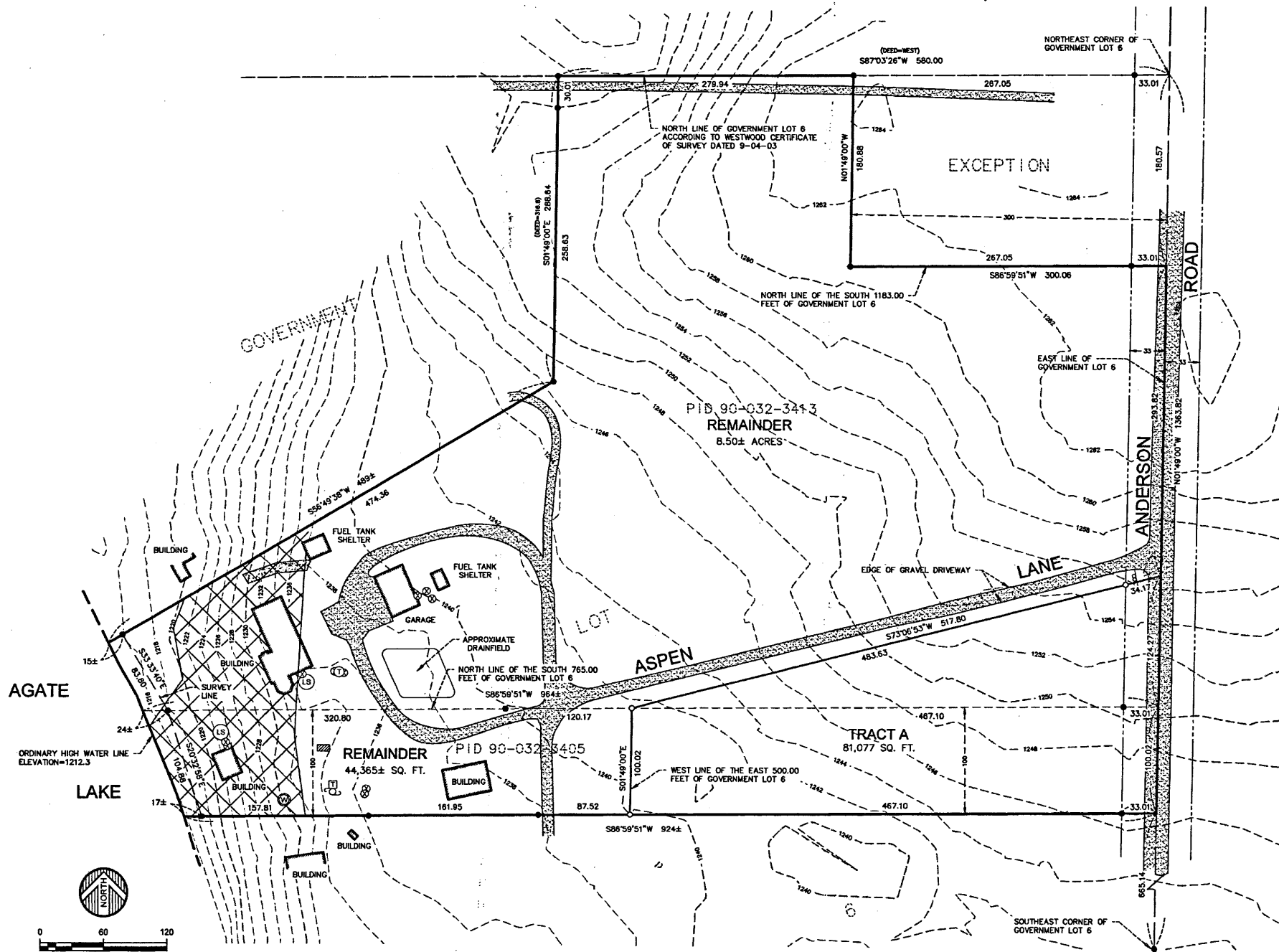
THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

FOR THE PURPOSES OF THIS SURVEY THE CONTOURS WERE CREATED WITH LIDAR DATA.

THERE ARE NO BLUFFS ON THE SUBJECT PROPERTY.

BUILDING SETBACKS ACCORDING TO CITY OF LAKE SHORE LAND USE ORDINANCE:

RESIDENTIAL, MEDIUM DENSITY R-2	RESIDENTIAL, LOW DENSITY R-1
Recreational Development Setback, road - feet 30 Setback, County Road - feet 50 Setback, waterfront - feet 100 Setback, top of bluff 30 Setback, side - feet 15 Setback Side accessory structure - feet 15 Setback, corner side - feet 30 Setback, wetland - feet 30 Maximum building height - feet 25 Maximum building height, accessory structure 20	Recreational Development Setback, road - feet 30 Setback, County Road - feet 50 Setback, top of bluff 30 Setback, side - feet 20 Setback, corner side - feet 30 Setback, wetland - feet 30 Maximum building height - feet 25 Maximum building height, accessory structure 20



RECEIVED
 # 8141
 DEC 6 2017
 CL 6 32-135-29
COUNTY SURVEYOR

City of Lake Shore, County of Cass
I hereby certify that the lot split within is in compliance with the Lake Shore Ordinance and was approved by the city this 11 day of Oct. 2017
Jan. Harting

DATE: 9-13-17	DATE: 12-6-17	AMENDMENTS: REVISED TO SHOW FULL DOCUMENT NUMBER	BY: RDS	PREPARED FOR: NICK RUDBECK
SCALE: AS SHOWN			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.	
DRAWN BY: RDS			<i>Richard D. Schlieman</i>	
CHECKED BY: CMC			RICHARD D. SCHLIEMAN DATE: 12-6-17 LIC. NO. 47591	
FILE NUMBER: 0293B2288.000	WIDSETH SMITH NOLTING Engineering Architecture Surveying Environmental			