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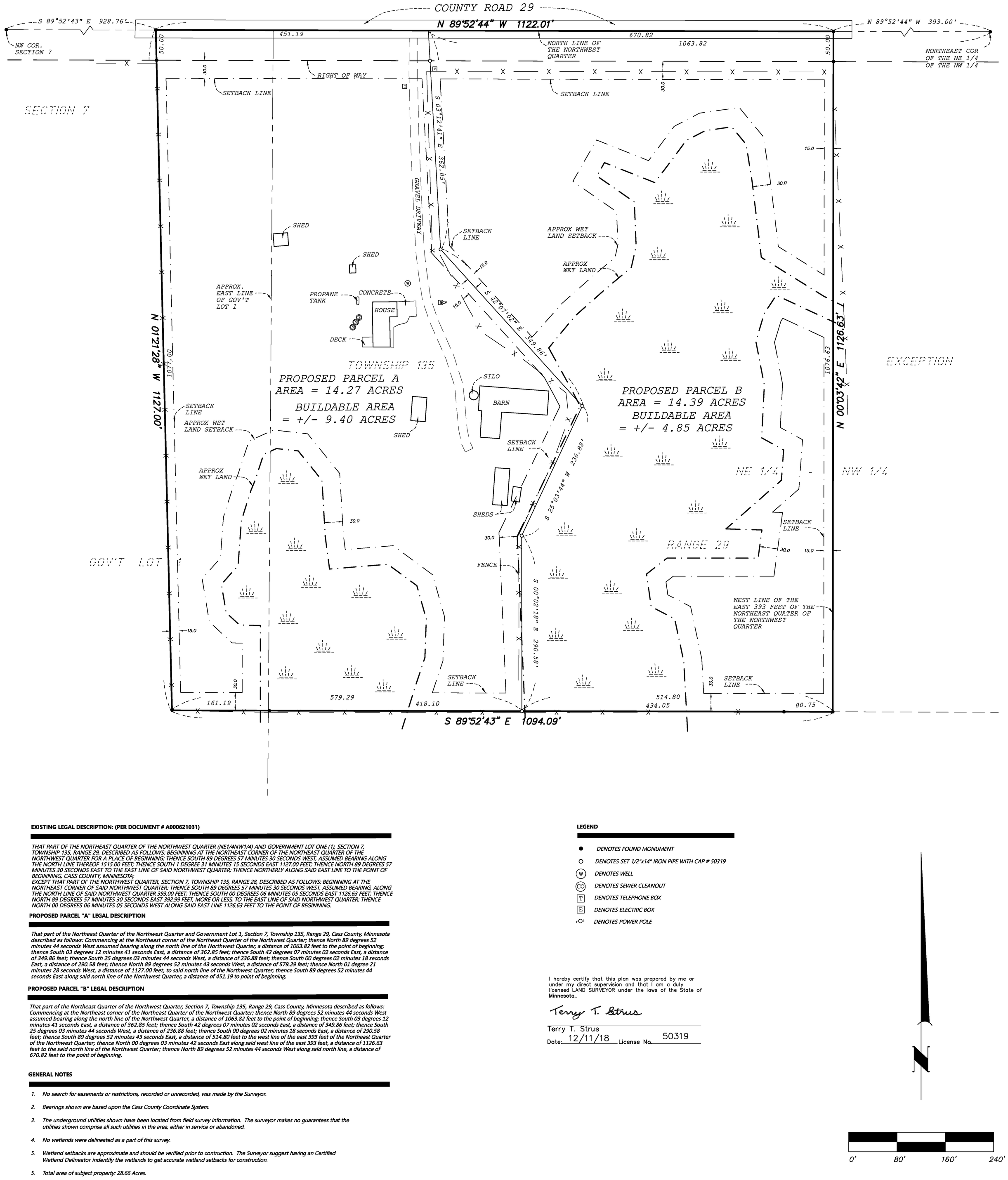
Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



EXISTING LEGAL DESCRIPTION: (PER DOCUMENT # A000621031)

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4NW1/4) AND GOVERNMENT LOT ONE (1), SECTION 7, TOWNSHIP 135, RANGE 29, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, ASSUMED BEARING ALONG THE NORTH LINE THEREOF 1515.00 FEET; THENCE SOUTH 1 DEGREE 31 MINUTES 15 SECONDS EAST 1127.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CASS COUNTY, MINNESOTA;
EXCEPT THAT PART OF THE NORTHWEST QUARTER, SECTION 7, TOWNSHIP 135, RANGE 28, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 57 MINUTES 30 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 393.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 05 SECONDS EAST 1126.63 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST 392.99 FEET, MORE OR LESS, TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 05 SECONDS WEST ALONG SAID EAST LINE 1126.63 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL "A" LEGAL DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter and Government Lot 1, Section 7, Township 135, Range 29, Cass County, Minnesota described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter; thence North 89 degrees 52 minutes 44 seconds West assumed bearing along the north line of the Northwest Quarter, a distance of 1063.82 feet to the point of beginning; thence South 03 degrees 12 minutes 41 seconds East, a distance of 362.85 feet; thence South 42 degrees 07 minutes 02 seconds East, a distance of 349.86 feet; thence South 25 degrees 03 minutes 44 seconds West, a distance of 236.88 feet; thence South 00 degrees 02 minutes 18 seconds East, a distance of 290.58 feet; thence North 89 degrees 52 minutes 43 seconds West, a distance of 579.29 feet; thence North 01 degree 21 minutes 28 seconds West, a distance of 1127.00 feet, to said north line of the Northwest Quarter; thence South 89 degrees 52 minutes 44 seconds East along said north line of the Northwest Quarter, a distance of 451.19 to point of beginning.

PROPOSED PARCEL "B" LEGAL DESCRIPTION

That part of the Northeast Quarter of the Northwest Quarter, Section 7, Township 135, Range 29, Cass County, Minnesota described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Northwest Quarter; thence North 89 degrees 52 minutes 44 seconds West assumed bearing along the north line of the Northwest Quarter, a distance of 1063.82 feet to the point of beginning; thence South 03 degrees 12 minutes 41 seconds East, a distance of 362.85 feet; thence South 42 degrees 07 minutes 02 seconds East, a distance of 349.86 feet; thence South 25 degrees 03 minutes 44 seconds West, a distance of 236.88 feet; thence South 00 degrees 02 minutes 18 seconds East, a distance of 290.58 feet; thence South 89 degrees 52 minutes 43 seconds East, a distance of 514.80 feet to the west line of the east 393 feet of the Northeast Quarter of the Northwest Quarter; thence North 00 degrees 03 minutes 42 seconds East along said west line of the east 393 feet, a distance of 1126.63 feet to the said north line of the Northwest Quarter; thence North 89 degrees 52 minutes 44 seconds West along said north line, a distance of 670.82 feet to the point of beginning.

GENERAL NOTES

1. *No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.*
2. *Bearings shown are based upon the Cass County Coordinate System.*
3. *The underground utilities shown have been located from field survey information. The surveyor makes no guarantees that the utilities shown comprise all such utilities in the area, either in service or abandoned.*
4. *No wetlands were delineated as a part of this survey.*
5. *Wetland setbacks are approximate and should be verified prior to contruction. The Surveyor suggest having an Certified Wetland Delineator indentify the wetlands to get accurate wetland setbacks for construction.*
5. *Total area of subject property: 28.66 Acres.*

LEGEND

- ● *DENOTES FOUND MONUMENT*
- ○ *DENOTES SET 1/2"x14" IRON PIPE WITH CAP # 50319*
- (W) *DENOTES WELL*
- (CO) *DENOTES SEWER CLEANOUT*
- [T] *DENOTES TELEPHONE BOX*
- [E] *DENOTES ELECTRIC BOX*
- *DENOTES POWER POLE*

I hereby certify that this plan 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.**.

Terry T. Strus

Terry T. Strus
Date: 12/11/18 License No. 50319

0' 80' 160' 240'

Date: 12/11/18
18-209 CTF01.DWG

Lakes Area SURVEYING LLC.
24314 Smiley Road, Suite C
Nisswa, MN 56468
Office (218) 961-0090
LAS

Revisions:
REV 1 12/20/18
REV 2 1/14/19

Crew: EAN
Checked: PDH
Drawn: TTS
Record Drawing by/date:

Prepared for:
Jason Jones
2750 Woolsey Lane
Wayzata, MN 55391

Part of the NW1/4 of Sec. 7, Twp. 135, Rge 29

City of Lake Shore, MN

CERTIFICATE OF SURVEY

#8848 MJL 1-28-2019