

CERTIFICATE OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 135 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

CITY OF LAKE SHORE, COUNTY OF CASS
I hereby certify that the lot split within is in compliance with the Lake Shore
Subdivision Ordinance and was approved by the City on the
day 14 day of March, 2022
Jim Hastings

IMPERVIOUS CALCULATIONS			
PROPOSED TRACT A	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,997	61,010	3.3%
Garage	790	61,010	1.3%
Wood Shed	263	61,010	0.4%
Hot Tub	54	61,010	0.1%
Decks	686	61,010	1.1%
Gravel	465	61,010	0.8%
Total	4,255	61,010	7.0%

NET AREA = TOTAL AREA LESS ROAD R/W

IMPERVIOUS CALCULATIONS			
PROPOSED TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building #1 & Overhang	3,490	214,648	1.6%
Building #2	1,197	214,648	0.6%
*Driveway and Walks	6,198	214,648	2.9%
Total	10,885	214,648	5.1%

NET AREA = TOTAL AREA LESS ROAD R/W

*DUE TO SNOW COVER DRIVEWAYS AND WALKS AS SHOWN HAVE BEEN DIGITIZED FROM THE GIS WEB SITE, SEE NOTE #5.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000595221

That part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Thirty-two (32), Township One Hundred Thirty-five (135), Range Twenty-nine (29), described as follows, to-wit: Commencing at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence West along the South line of said Northeast Quarter of the Southwest Quarter, 770 feet; thence North parallel with the East line of said Northeast Quarter of the Southwest Quarter 370 feet; thence East parallel with the South line of said Northeast Quarter of the Southwest Quarter 770 feet to the East line of said Northeast Quarter of the Southwest Quarter; thence South 370 feet to the place of beginning, according to the U.S. Government Survey thereof on file and of record in the office of the County Recorder in and for said County and State, Cass County, Minnesota.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

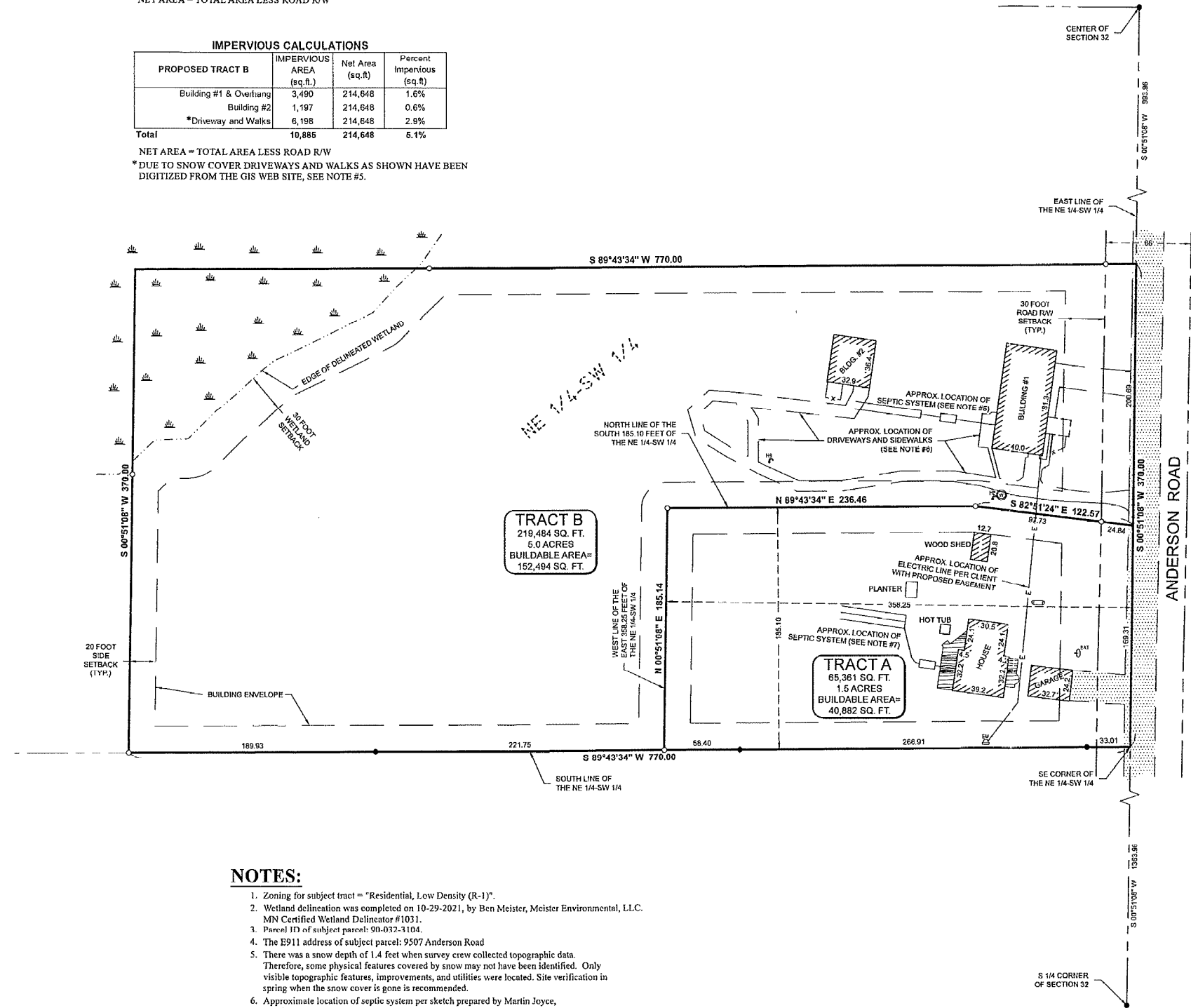
That part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 43 minutes 34 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Southwest Quarter 358.32 feet to the west line of the east 358.25 feet of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 51 minutes 08 seconds East along said west line 185.14 feet to the north line of the south 185.10 feet of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 43 minutes 34 seconds East along said north line 236.46 feet; thence South 82 degrees 51 minutes 24 seconds East 122.57 feet to the east line of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 51 minutes 08 seconds West along said east line 169.31 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

TRACT B

That part of the Northeast Quarter of the Southwest Quarter, Section 32, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 43 minutes 34 seconds West, assumed bearing, along the south line of said Northeast Quarter of the Southwest Quarter 358.32 feet to the west line of the east 358.25 feet of said Northeast Quarter of the Southwest Quarter being the point of beginning of the tract to be herein described; thence North 00 degrees 51 minutes 08 seconds East along said west line 185.14 feet to the north line of the south 185.10 feet of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 43 minutes 34 seconds East along said north line 236.46 feet; thence South 82 degrees 51 minutes 24 seconds East 122.57 feet to the east line of said Northeast Quarter of the Southwest Quarter; thence North 00 degrees 51 minutes 08 seconds East along said east line 200.69 feet; thence South 89 degrees 43 minutes 34 seconds West parallel with said south line 770.00 feet; thence South 00 degrees 51 minutes 08 seconds West parallel with said east line 370.00 feet to said south line; thence North 89 degrees 43 minutes 34 seconds East along said south line 411.68 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.



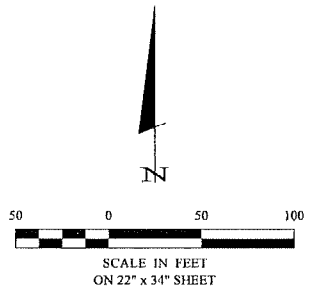
NOTES:

- Zoning for subject tract = "Residential, Low Density (R-1)".
- Wetland delineation was completed on 10-29-2021, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 90-032-3104.
- The E911 address of subject parcel: 9507 Anderson Road
- There was a snow depth of 1.4 feet when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
- Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Service, LLC.
- Approximate location of septic system per sketch prepared by LouAnn Maschler, Maschler Septic Consultants.

LEGEND

- X - X - DENOTES EXISTING FENCE LINE
- ⊕ DENOTES EXISTING SATELLITE
- DENOTES EDGE OF EXISTING GRAVEL
- WET LAND(S) DENOTES WET LAND(S)
- ⊕ DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING LP TANK
- ⊕ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING HOSE BIB
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NE 1/4-SW 1/4 TO HAVE AN ASSUMED BEARING OF S 00°51'08" W



<p>CERTIFICATE OF SURVEY</p> <p>Matt Rosequist 9507 Anderson Road Lake Shore, MN 56468-8732</p>	<p>PROJECT No.: 22004 FILE NAME: C22004.dwg FIELD BOOK: BOOK PG.</p> <p>DATE: 2-8-2022 SCALE: 1"=50' HORIZ: NONE VERT: NONE</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>2-8-2022</td> <td>Added septic system and electric line</td> </tr> </tbody> </table>	DATE	DESCRIPTION	2-8-2022	Added septic system and electric line
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