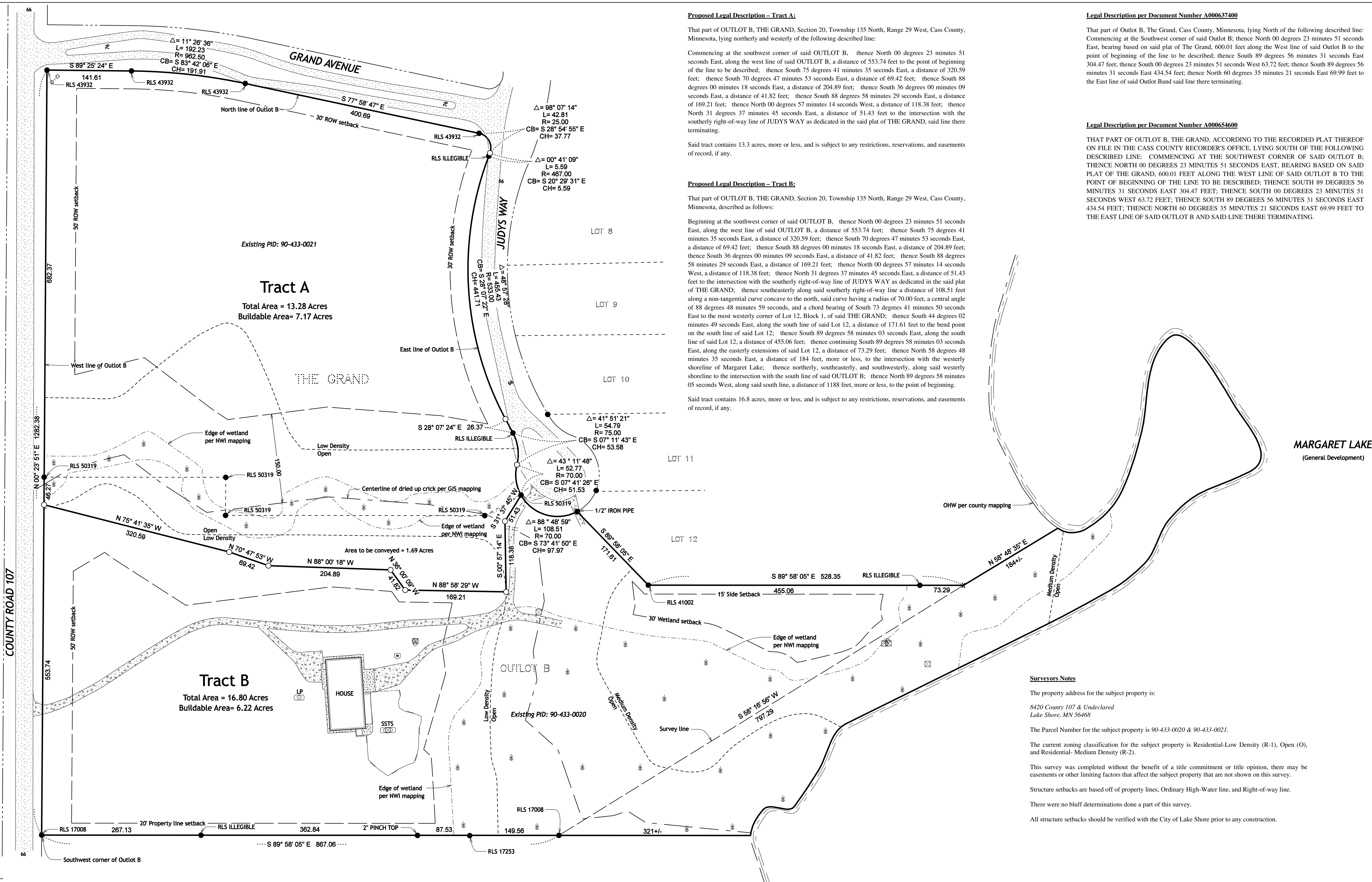




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM



Proposed Legal Description - Tract A:

That part of OUTLOT B, THE GRAND, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota, lying northerly and westerly of the following described line:

Commencing at the southwest corner of said OUTLOT B, thence North 00 degrees 23 minutes 51 seconds East, along the west line of said OUTLOT B, a distance of 553.74 feet to the point of beginning of the line to be described; thence South 75 degrees 41 minutes 35 seconds East, a distance of 320.59 feet; thence South 70 degrees 47 minutes 53 seconds East, a distance of 69.42 feet; thence South 88 degrees 00 minutes 18 seconds East, a distance of 204.89 feet; thence South 36 degrees 00 minutes 09 seconds East, a distance of 41.82 feet; thence South 88 degrees 58 minutes 29 seconds East, a distance of 169.21 feet; thence North 00 degrees 57 minutes 14 seconds West, a distance of 118.38 feet; thence North 31 degrees 37 minutes 45 seconds East, a distance of 51.43 feet to the intersection with the southerly right-of-way line of JUDYS WAY as dedicated in the said plat of THE GRAND, said line there terminating.

Said tract contains 13.3 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Proposed Legal Description - Tract B:

That part of OUTLOT B, THE GRAND, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the southwest corner of said OUTLOT B, thence North 00 degrees 23 minutes 51 seconds East, along the west line of said OUTLOT B, a distance of 553.74 feet; thence South 75 degrees 41 minutes 35 seconds East, a distance of 320.59 feet; thence South 70 degrees 47 minutes 53 seconds East, a distance of 69.42 feet; thence South 88 degrees 00 minutes 18 seconds East, a distance of 204.89 feet; thence South 36 degrees 00 minutes 09 seconds East, a distance of 41.82 feet; thence South 88 degrees 58 minutes 29 seconds East, a distance of 169.21 feet; thence North 00 degrees 57 minutes 14 seconds West, a distance of 118.38 feet; thence North 31 degrees 37 minutes 45 seconds East, a distance of 51.43 feet to the intersection with the southerly right-of-way line of JUDYS WAY as dedicated in the said plat of THE GRAND; thence southeasterly along said southerly right-of-way line a distance of 108.51 feet along a non-tangential curve concave to the north, said curve having a radius of 70.00 feet, a central angle of 88 degrees 48 minutes 59 seconds, and a chord bearing of South 73 degrees 41 minutes 50 seconds East to the most westerly corner of Lot 12, Block 1, of said THE GRAND; thence South 44 degrees 02 minutes 49 seconds East, along the south line of said Lot 12, a distance of 171.61 feet to the bend point on the south line of said Lot 12; thence South 89 degrees 58 minutes 03 seconds East, along the south line of said Lot 12, a distance of 455.06 feet; thence continuing South 89 degrees 58 minutes 03 seconds East, along the easterly extensions of said Lot 12, a distance of 73.29 feet; thence North 58 degrees 48 minutes 35 seconds East, a distance of 184 feet, more or less, to the intersection with the westerly shoreline of Margaret Lake; thence northerly, southeasterly, and southwesterly, along said westerly shoreline to the intersection with the south line of said OUTLOT B; thence North 89 degrees 58 minutes 05 seconds West, along said south line, a distance of 1188 feet, more or less, to the point of beginning.

Said tract contains 16.8 acres, more or less, and is subject to any restrictions, reservations, and easements of record, if any.

Legal Description per Document Number A000637400

That part of Outlot B, The Grand, Cass County, Minnesota, lying North of the following described line: Commencing at the Southwest corner of said Outlot B; thence North 00 degrees 23 minutes 51 seconds East, bearing based on said plat of The Grand, 600.01 feet along the West line of said Outlot B to the point of beginning of the line to be described; thence South 89 degrees 56 minutes 31 seconds East 304.47 feet; thence South 00 degrees 23 minutes 51 seconds West 63.72 feet; thence South 89 degrees 56 minutes 31 seconds East 434.54 feet; thence North 60 degrees 35 minutes 21 seconds East 69.99 feet to the East line of said Outlot Band said line there terminating.

Legal Description per Document Number A000654600

THAT PART OF OUTLOT B, THE GRAND, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE CASS COUNTY RECORDER'S OFFICE, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, BEARING BASED ON SAID PLAT OF THE GRAND, 600.01 FEET ALONG THE WEST LINE OF SAID OUTLOT B TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS EAST 304.47 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS WEST 63.72 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS EAST 434.54 FEET; THENCE NORTH 60 DEGREES 35 MINUTES 21 SECONDS EAST 69.99 FEET TO THE EAST LINE OF SAID OUTLOT B AND SAID LINE THERE TERMINATING.

MARGARET LAKE
(General Development)

Existing PID: 90-433-0021

Tract A
Total Area = 13.28 Acres
Buildable Area = 7.17 Acres

Tract B
Total Area = 16.80 Acres
Buildable Area = 6.22 Acres

Existing PID: 90-433-0020

Surveyors Notes

The property address for the subject property is:
8420 County 107 & Undeclared
Lake Shore, MN 56468
The Parcel Number for the subject property is 90-433-0020 & 90-433-0021.
The current zoning classification for the subject property is Residential-Low Density (R-1), Open (O), and Residential-Medium Density (R-2).
This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.
Structure setbacks are based off of property lines, Ordinary High-Water line, and Right-of-way line.
There were no bluff determinations done a part of this survey.
All structure setbacks should be verified with the City of Lake Shore prior to any construction.

MAPPING LEGEND

- WELL
- UTILITY PEDESTAL
- UTILITY METER
- TANK (AS SPECIFIED)
- CONCRETE
- BITUMINOUS
- GRAVEL

PROPERTY BOUNDARY LEGEND

- SET IRON PIPE WITH CAP STAMPED "RLS 57077"
- FOUND IRON MONUMENT
- COMPUTED POSITION
- GOVERNMENT SECTION CORNER MONUMENT



NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KLD
KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRainerd ST. CLOUD

1120 Industrial Park Road
Brainerd, MN 56401
218-829-5332

13 North 11th Avenue
St. Cloud, MN 56303
320-259-1292

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *Jordan Chouhgard* 11/09/2022 Date
Jordan Chouhgard, MN License No. 57077

PROJECT NO. SALSJ2201

CERTIFICATE OF SURVEY
Boundary Line Adjustment

Joe Salscheider
Section 20, Township 135 North, Range 29 West
Cass County, Minnesota