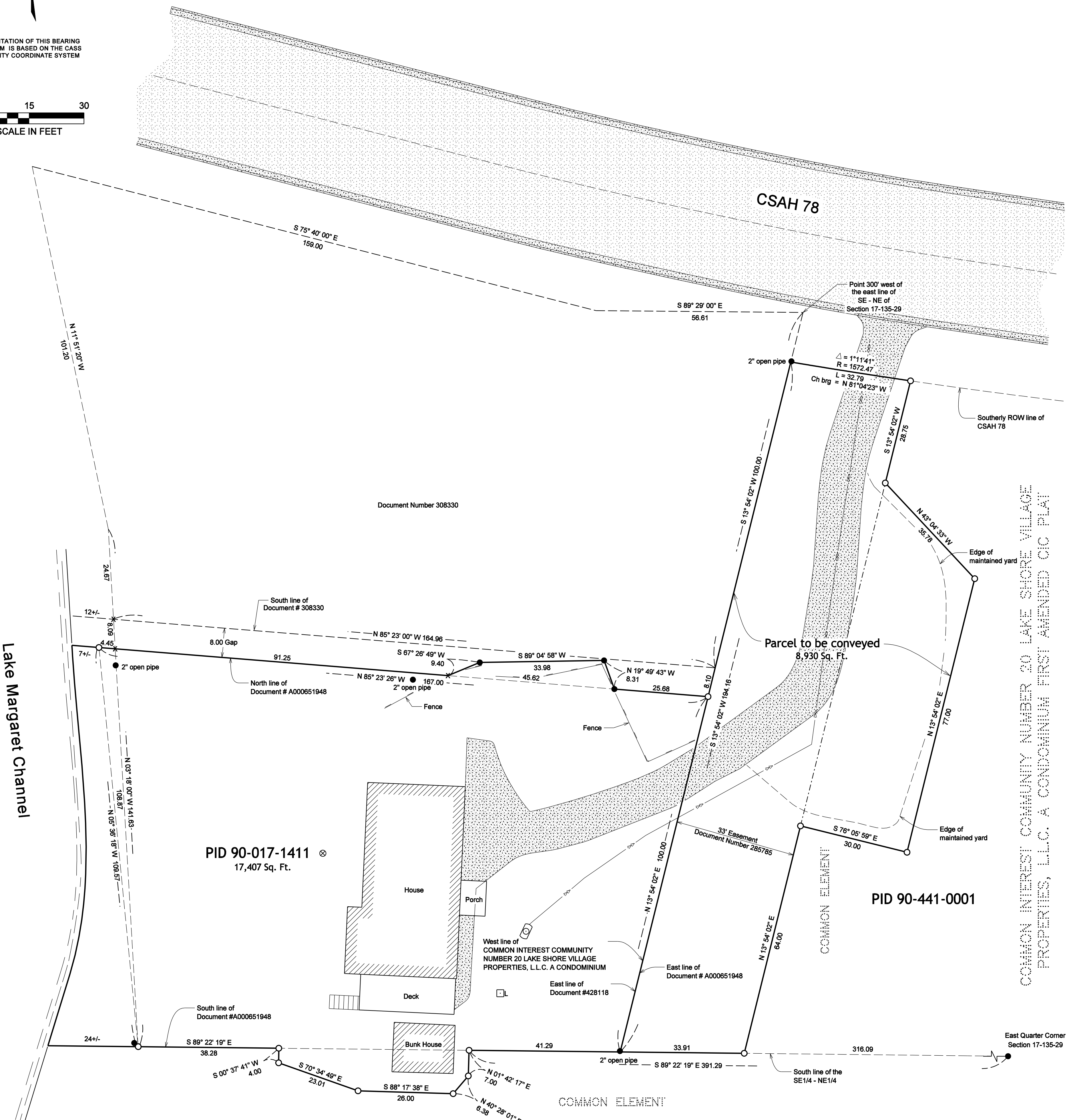




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM



COMMON INTEREST COMMUNITY NUMBER 20 LAKE SHORE VILLAGE PROPERTIES, L.L.C. A CONDOMINIUM FIRST AMENDED CIC PLAT

COMMON INTEREST COMMUNITY NUMBER 20 LAKE SHORE VILLAGE PROPERTIES, L.L.C. A CONDOMINIUM FIRST AMENDED CIC PLAT

Legal Description - Document Number A000651948 (PID 90-017-1411):

That part of the Southeast Quarter of the Northeast Quarter, Section 17, Township 135 North, Range 29 West, Cass County Minnesota, described as follows: Commencing at the southeast corner of said Northeast Quarter; thence North 89 degrees 22 minutes 19 seconds West, assumed bearing, 350.00 feet along the south line of said Northeast Quarter; thence North 13 degrees 54 minutes 02 seconds East 100.00 feet; thence North 85 degrees 23 minutes 26 seconds West 25.68 feet to the point of beginning; thence North 19 degrees 49 minutes 43 seconds West 8.31 feet; thence South 89 degrees 04 minutes 58 seconds West 33.98 feet; thence South 67 degrees 26 minutes 49 seconds West 9.40 feet; thence South 85 degrees 23 minutes 26 seconds East 45.63 feet to the point of beginning.

AND

That part of the Southeast Quarter of the Northeast Quarter, Section 17, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence North 89 degrees 22 minutes 19 seconds West, assumed bearing, 350.00 feet along the south line of said Northeast Quarter to the point of beginning of the tract to be described; thence North 13 degrees 54 minutes 02 seconds East 100.00 feet; thence North 85 degrees 23 minutes 26 seconds West 170 feet, more or less, to the shore of that certain water channel running between Margaret Lake and Gull Lake; thence Southerly along said shore to its intersection with a line which bears North 89 degrees 22 minutes 19 seconds West from the point of beginning; thence South 89 degrees 22 minutes 19 seconds East 152 feet, more or less, along the said south line of the Northeast Quarter to the point of beginning.

AND

That portion of the COMMON ELEMENT, COMMON INTEREST COMMUNITY NUMBER 20 LAKE SHORE VILLAGE PROPERTIES, L.L.C. A CONDOMINIUM, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the East Quarter corner of Section 17, Township 135 North, Range 29 West, said county; thence North 89 degrees 22 minutes 19 seconds West, assumed bearing, along the south line of the Southeast Quarter of the Northeast Quarter, said section 391.29 feet to the point of beginning of the tract to be herein described; thence South 01 degrees 42 minutes 17 seconds West 7.00 feet; thence South 40 degrees 28 minutes 01 second West 6.38 feet; thence North 88 degrees 17 minutes 38 seconds West 26.00 feet; thence North 70 degrees 34 minutes 49 seconds West 23.01 feet; thence North 00 degrees 37 minutes 41 seconds East 4.00 feet to said south line; thence South 89 degrees 22 minutes 19 seconds East along said south line 52.00 feet to the point of beginning.

Legal Description - Parcel to be conveyed (to be consolidated with PID 90-017-1411)

That portion of the COMMON ELEMENT, COMMON INTEREST COMMUNITY NUMBER 20 LAKE SHORE VILLAGE PROPERTIES, L.L.C. A CONDOMINIUM, according to the recorded plat thereof, all located in Section 17, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 17; thence North 89 degrees 22 minutes 19 seconds West, assumed bearing, along the south line of the Southeast Quarter of the Northeast Quarter of said Section 17, a distance of 350.00 feet to the southeast corner of the tract conveyed in Document 651948, said point being the point of beginning of the tract to be herein described; thence reversing course South 89 degrees 22 minutes 19 seconds East, along said south line, a distance of 33.91 feet; thence North 13 degrees 54 minutes 02 seconds East, a distance of 64.00 feet; thence South 76 degrees 05 minutes 59 seconds East, a distance of 30.00 feet; thence North 13 degrees 54 minutes 02 seconds East, a distance of 77.00 feet; thence North 43 degrees 04 minutes 33 seconds West, a distance of 35.78 feet; thence North 13 degrees 54 minutes 02 East, a distance of 28.75 feet to the intersection with the southerly right-of-way line of County State Aid Highway number 78; thence westerly 32.79 feet along said southerly right-of-way line, being a non-tangential curve concave to the north, to the intersection with a line which bears North 13 degrees 54 minutes 02 seconds East from the point of beginning, said curve having a radius of 1572.47 feet, a central angle of 01 degrees 11 minutes 41 seconds and a chord bearing North 81 degrees 04 minutes 23 seconds West; thence South 13 degrees 54 minutes 02 seconds West, a distance of 194.16 feet, more or less, to the point of beginning.

Said parcel contains 8,930 square feet, more or less, and is subject to all restrictions, reservations and easement of record, if any.

LEGEND	
	WELL
	TANK (As Specified)
	LIFT STATION
	Denotes computed position
	Denotes iron monument found
	Denotes 1/2" iron pipe set and marked by License No. 23668

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

KRAMER LEAS DELEO
SURVEYING • ENGINEERING • PLANNING
BRAINEERD ST. CLOUD

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: *James Kramer* 12/08/2022
James Kramer, MN License No. 23668 Date

PROJECT NO. DICK1801

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

Kenneth Dickmann
Section 17, Township 135 North, Range 29 West
Cass County, Minnesota