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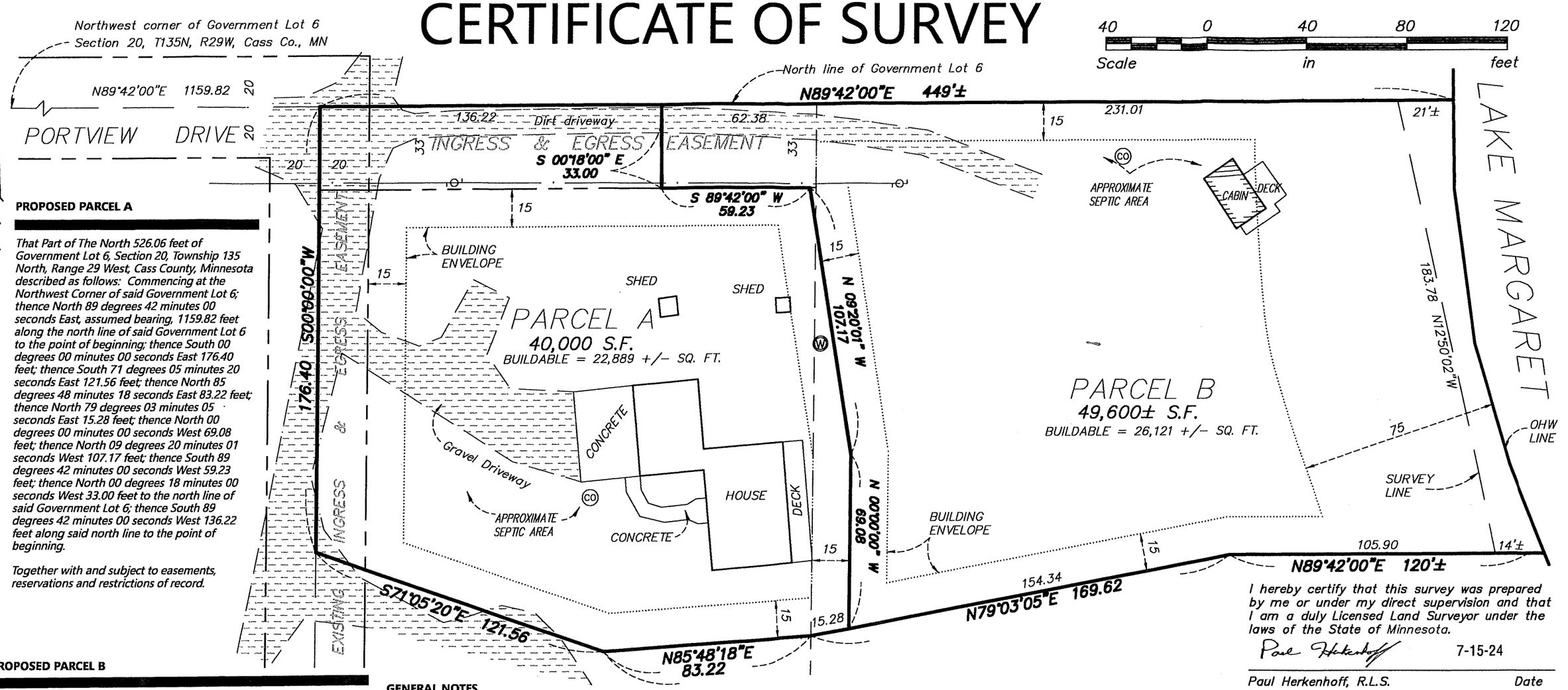
CERTIFICATE OF SURVEY



PROPOSED PARCEL A

That Part of The North 526.06 feet of Government Lot 6, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Northwest Corner of said Government Lot 6; thence North 89 degrees 42 minutes 00 seconds East, assumed bearing, 1159.82 feet along the north line of said Government Lot 6 to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East 176.40 feet; thence South 71 degrees 05 minutes 20 seconds East 121.56 feet; thence North 85 degrees 48 minutes 18 seconds East 83.22 feet; thence North 79 degrees 03 minutes 05 seconds East 15.28 feet; thence North 00 degrees 00 minutes 00 seconds West 69.08 feet; thence North 09 degrees 20 minutes 01 seconds West 107.17 feet; thence South 89 degrees 42 minutes 00 seconds West 59.23 feet; thence North 00 degrees 18 minutes 00 seconds West 33.00 feet to the north line of said Government Lot 6; thence South 89 degrees 42 minutes 00 seconds West 136.22 feet along said north line to the point of beginning.

Together with and subject to easements, reservations and restrictions of record.

PROPOSED PARCEL B

That Part of The North 526.06 feet of Government Lot 6, Section 20, Township 135 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the Northwest Corner of said Government Lot 6; thence North 89 degrees 42 minutes 00 seconds East, assumed bearing, 1159.82 feet along the north line of said Government Lot 6; thence South 00 degrees 00 minutes 00 seconds East 176.40 feet; thence South 71 degrees 05 minutes 20 seconds East 121.56 feet; thence North 85 degrees 48 minutes 18 seconds East 83.22 feet; thence North 79 degrees 03 minutes 05 seconds East 169.62 feet to the point of beginning; thence return South 79 degrees 03 minutes 05 seconds West 154.34 feet thence North 00 degrees 00 minutes 00 seconds West 69.08 feet; thence North 09 degrees 20 minutes 01 seconds West 107.17 feet; thence South 89 degrees 42 minutes 00 seconds West 59.23 feet; thence North 00 degrees 18 minutes 00 seconds West 33.00 feet to the north line of said Government Lot 6; thence North 89 degrees 42 minutes 00 seconds East 314 feet, more or less, along said north line to the shoreline of Lake Margaret; thence Southerly along said shoreline to its intersection with a line that bears North 89 degrees 42 minutes 00 seconds East from the point of beginning; thence South 89 degrees 42 mintues 00 seconds West 120 feet, more or less, to the point of beginning.

Together with and subject to easements, reservations and restrictions of record.

GENERAL NOTES

1. *No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.*
2. *Bearings shown are based upon an assumed 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. *All setbacks to be verified by the City of Lakeshore.*
6. *Impervious coverage on Parcel A is 25.0 Percent, which includes the gravel surface within the easement areas.*

LEGEND

	POWER POLE	(CO)	SEWER CLEANOUT
●	FOUND MONUMENT	(W)	WELL

I hereby certify that this survey 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.

Paul Herkenhoff 7-15-24

Paul Herkenhoff, R.L.S. *Date*
License No. 45875

REQUESTED BY:

Miller Construction

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

Drawn by:	Date:	Job No:
PDH	06/26/24	24-148