

CERTIFICATE OF SURVEY

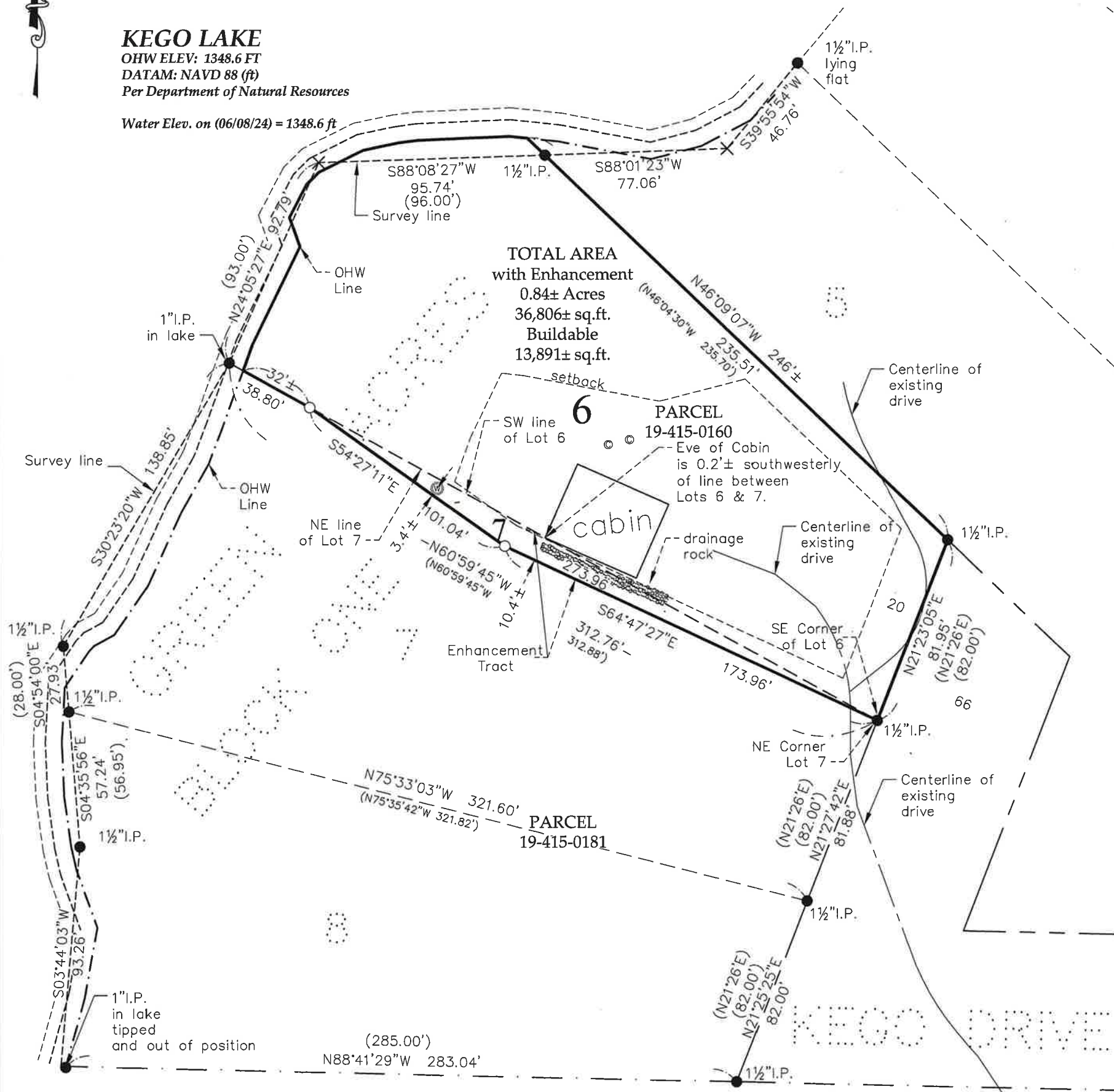
For Russel Miceli

LOT 6 AND PART OF LOT 7, BLOCK ONE, Plat of GREEN ACRES,
SECTION 23, TOWNSHIP 141 NORTH, RANGE 28 WEST, 5TH P.M.,
CASS COUNTY, MINNESOTA.

KEGO LAKE

OHWE ELEV: 1348.6 FT
DATAM: NAVD 88 (ft)
Per Department of Natural Resources

Water Elev. on (06/08/24) = 1348.6 ft



Underlying Descriptions

Parcel 19-415-0160
Per Doc.A000642153
Lot Six (6), Block One (1), GREEN ACRES, Cass County, Minnesota.

Parcel 19-415-0181
Per Doc.A000651334
Lots Seven (7) and Eight (8), Block One (1), Green Acres, according to the plat thereof on record in the Office of the Cass County Recorder.
Subject to easements, restrictions, and reservations of record.

PROPOSED DESCRIPTION:

ENHANCEMENT PARCEL
That part of Lot 7, Block One, Plat of GREEN ACRES, according to the recorded plat thereof, in the office of County Recorder, Cass County, Minnesota, described as follows: Beginning at the common corner of Lots 6 and 7, Block One, said plat of GREEN ACRES, thence North 60 degrees 59 minutes 45 seconds West, assigned bearing along the common line of said Lots 6 and 7, a distance of 273.96 feet; thence South 54 degrees 27 minutes 11 seconds East 101.04 feet; thence South 64 degrees 47 minutes 27 seconds East 173.96 feet, to the point of beginning.

Subject to easements, restrictions, and reservations of record.

Surveyor's Note:

The purpose of this survey is to create an Enhancement parcel to correct the building and other features that are encroaching onto Lot 7, Block One, Plat of GREEN ACRES.



THE BEARING ORIENTATION OF THIS SURVEY IS BASED ON THE COMMON LINE OF LOTS 6 & 7, IS ASSIGNED TO BEAR N60°59'45"W.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES SET 3/4"X18" IRON PIPE W/PLASTIC CAP STAMPED "45353"
- × DENOTES CALCULATED POSITION
- (325.00) DENOTES PLAT OR DEED DIMENSION
- ⊙ DENOTES WELL
- ⊙ DENOTES SEPTIC CLEANOUT



EagleEye Data Services
32214 Southwood Road
Grand Rapids, MN 55744
(218)244-7030

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT 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.

SIGNATURE:
COREY J. HENDERSHOTT
DATE 06-17-2024 LIC.NO. 45353