

Certificate of Survey for:

Steve Laraway

Lot 5 & the Northwesternly 50' of Lot 4,
HOLIDAY ACRES, in Section 7,
T 147 N, R 27 W, Cass County

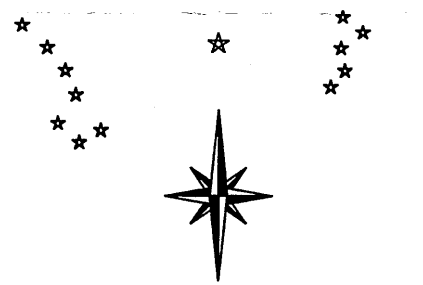
Surveyor's Note:

The Plat of HOLIDAY ACRES was established in 1961 by John X. Stark, Registered Land Surveyor No. 5114. Eight Lots were created in this plat on Long Lake in Government Lot 6, Section 7, T 141 N, R 27 W, Cass County. The lots were monumented along the lake front and on the back (road) side.

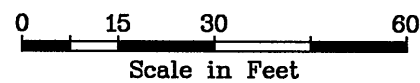
In 2004, Milo E. Stefan, Registered Surveyor No. 12261, made a survey of Lots 3 & 4 of the Plat. He found original plat pins on the road side, but between 1961 and 2004 the lake level had moved on shore approximately 30 feet, washing away the original lakeside lot pins. Stefan established new lakeside pins by turning record plat angles from the road pins. In this survey, he divided Lot 4 into the Northwesternly 50 feet of Lot 4 and the Remainder of Lot 4. The southeast line of the Northwesternly 50 feet was established being parallel to and 50 feet southeasterly of the northwest line of Lot 4. (Stefan's 2004 Certificate of Survey shows a bearing of S46°47'W on these parallel lines. The actual plat bearing would be S47°46'W. His field work does match the plat and the numbers on the Certificate are simply transposed.)

In 2011, Steve Laraway, owner of Lot 5 & the NW 50 of Lot 4, acquired the services of Northern Lights Surveying and Mapping to refresh the southeasterly line of the Northwesternly 50 of Lot 4 and define the structure setbacks according to Cass County Ordinance. In retracing the 2004 Stefan Survey, we have found his monuments as set and added several more to this line.

Structure setbacks are governed by the Cass County Land Use Ordinance, available for download on the Cass County website. Setback lines are measured perpendicular to and parallel with property lines. Land Use Ordinance, 1126.1 states that there is a 10 foot structure setback from property lines. Ordinance 1126.11 A. states that the landward end of all docks shall meet a 10 foot setback from the nearest property line. Cass County's jurisdiction ends at the Ordinary High Water line of the lake. The jurisdiction of the lake bed rests with the Minnesota Department of Natural Resources. The DNR recommends that one should, "Design and locate your dock and boat lift to avoid interfering with your neighbor's use of the water. Docks and boat lifts should be placed so that mooring and maneuvering of watercraft can normally be confined within the property lines if they were extended into the water." (Docks and Access in Public Waters Brochure). There is no definite statute, law or rule pertaining to the location of docks and boatlifts in the lake. One reason for this is that the direction of property lines at the waters edge of a lake will vary from case to case, depending on the shape of the lake and the circumstances for the property line extensions. In this particular case, the lines would extend straight into the lake at least as far as shown on the plat of HOLIDAY ACRES.



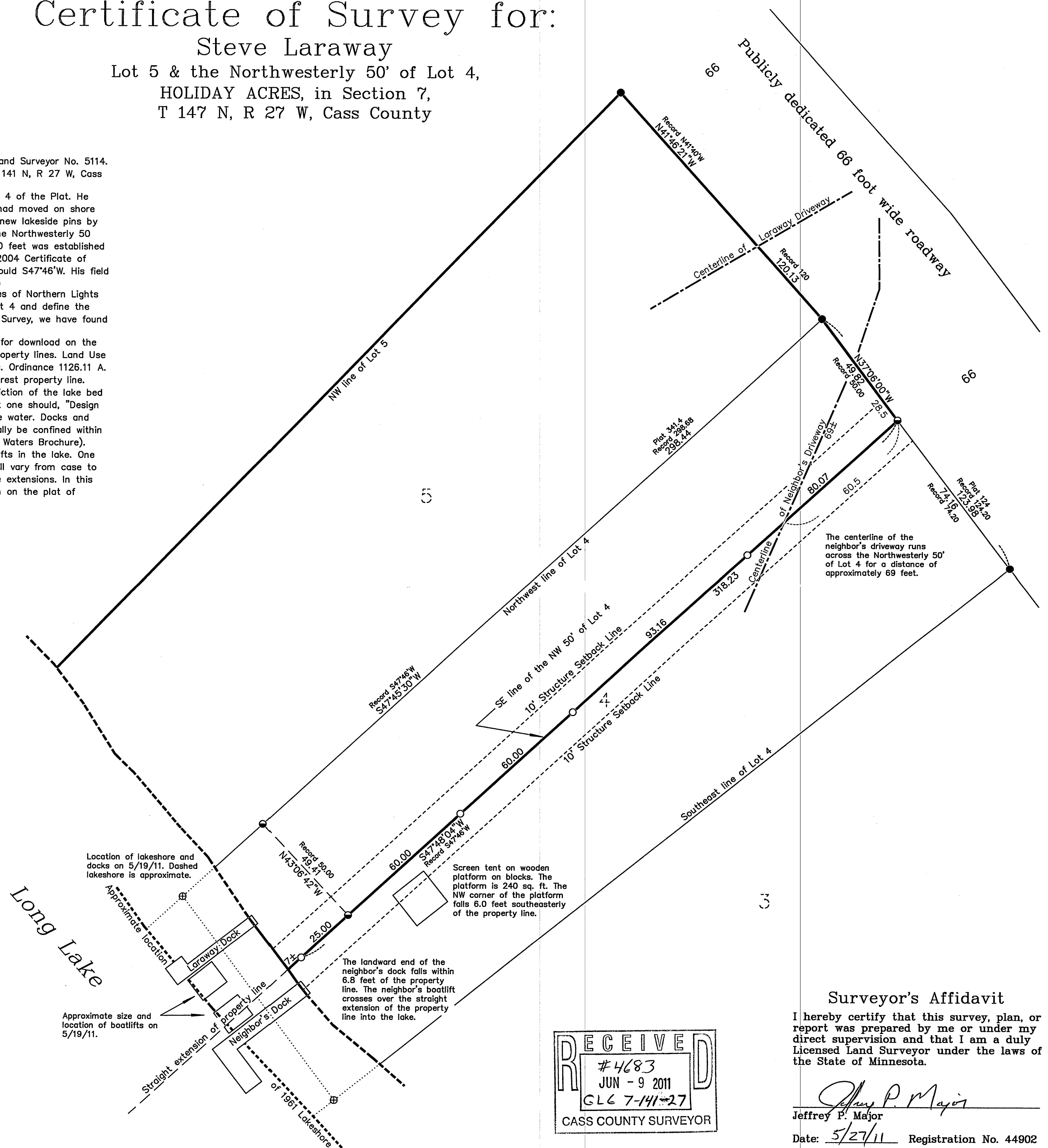
The Northeast line of Lot 4, HOLIDAY ACRES, is assigned the Plat bearing of N37°08'W



Legend

- Set 5/8" Rebar with cap marked RLS 44902
- Found Plat Monument RLS 5114
- Found 1/2" Rebar with cap marked RLS 12261
- ⊗ Calculated Position
- ⊕ Calculated Position of original plat monument

NORTHERN LIGHTS
SURVEYING &
MAPPING, INC.
1007 NW 4th Street
Grand Rapids, MN 55744
Phone/Fax: (218) 326-5325
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The centerline of the neighbor's driveway runs across the Northwesternly 50' of Lot 4 for a distance of approximately 69 feet.

Surveyor's Affidavit

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.

Jeffrey P. Major
Jeffrey P. Major
Date: 5/27/11 Registration No. 44902

