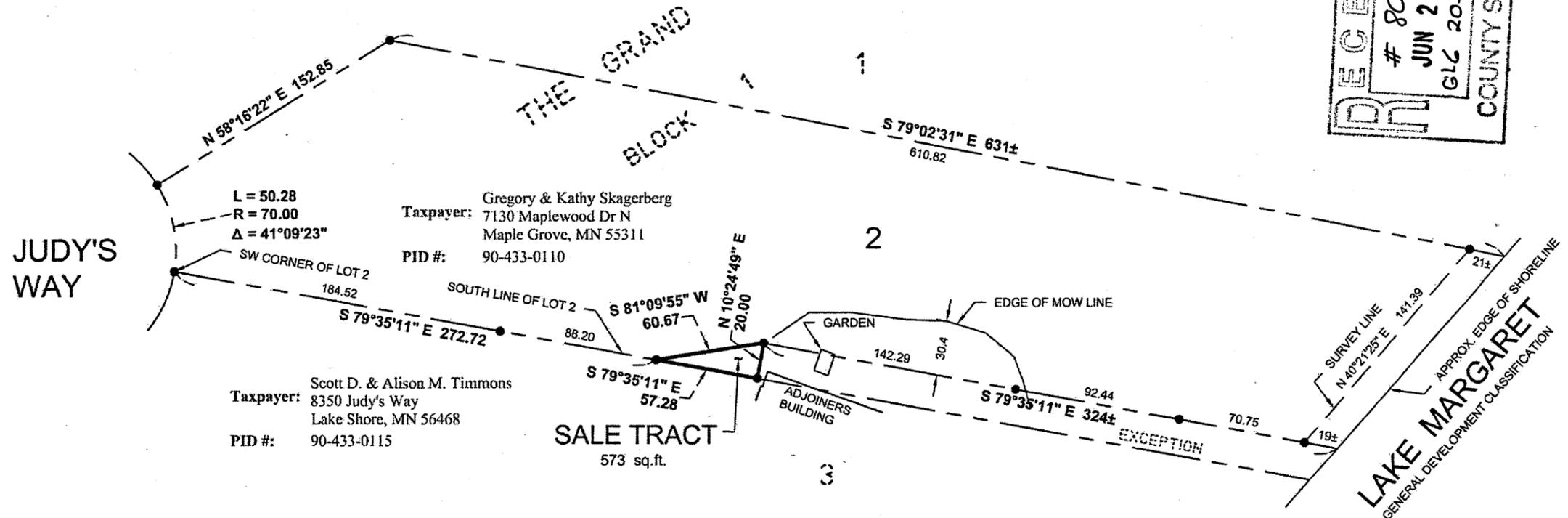
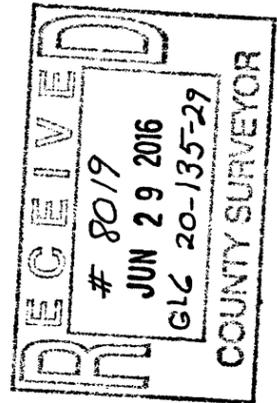


# CERTIFICATE OF SURVEY

PART OF LOT 2, BLOCK 1, THE GRAND  
SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA



**JUDY'S WAY**

L = 50.28  
R = 70.00  
Δ = 41°09'23"

Taxpayer: Gregory & Kathy Skagerberg  
7130 Maplewood Dr N  
Maple Grove, MN 55311  
PID #: 90-433-0110

Taxpayer: Scott D. & Alison M. Timmons  
8350 Judy's Way  
Lake Shore, MN 56468  
PID #: 90-433-0115

**SALE TRACT**  
573 sq.ft.

**LAKE MARGARET**  
GENERAL DEVELOPMENT CLASSIFICATION

### EXISTING LEGAL DESCRIPTION

Lot 2, Block 1, THE GRAND, according to the recorded plat thereof, Cass County, Minnesota EXCEPT

That part of Lot 2, Block 1, The Grand, described as follows: Commencing at the southwest corner of said Lot 2; thence South 79 degrees 35 minutes 11 seconds East, assumed bearing, 330.00 feet along the south line of said Lot 2 to the point of beginning of the tract to be described; thence North 10 degrees 24 minutes 49 seconds East 20.00 feet; thence South 79 degrees 35 minutes 11 seconds East 323 feet, more or less, to the shore of Lake Margaret; thence southerly along said shore to said south line of Lot 2; thence North 79 degrees 35 minutes 11 seconds West 312 feet, more or less, along said south line of Lot 2 to the point of beginning.

### PROPOSED SALE TRACT DESCRIPTION

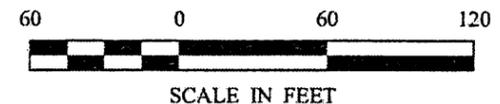
That part of Lot 2, Block 1, THE GRAND, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 2; thence South 79 degrees 35 minutes 11 seconds East, assumed bearing, along the south line of said Lot 2 for a distance of 272.72 feet to the point of beginning of the tract to be described; thence continuing South 79 degrees 35 minutes 11 seconds East along said south line 57.28 feet; thence North 10 degrees 24 minutes 49 seconds East 20.00 feet; thence South 81 degrees 09 minutes 55 seconds West 60.67 feet to the point of beginning.

### NOTES:

1. Zoning for subject tract = Residential-Low Density (R-1) & Commercial-Waterfront (CW).
2. Parcel ID of subject parcel: 90-433-0110.
3. Sale Tract is to be combined with adjoining property to the South and is not to be considered an independent tract.

● DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF THE GRAND.



Roger Focallie - F:\Drawings\2014\14170-1 Timmons\C14170-1.dwg

		30776 0th Highway, RST1 Cass County P.O. Box 874 Regard Lakes, MN 56472 218-568-8440 www.stonemurkmap.com
RECEIVED # 8019 JUN 29 2016 GLC 20-135-29 COUNTY SURVEYOR		5-TE-1B 4/8007
PROJECT NO.: 14170-1 PROJECT MANAGER: PAT CHECKED BY: PAT DRAWN BY: RUF DATE: 5-12-2016 SCALE: 1"=50' SHEET: 1 OF 9 VERT: NONE	REVISIONS DATE DESCRIPTION 5-12-2016 14170-1.dwg FIELD BOOK SHEET 435 OF 9	CERTIFICATE OF SURVEY Alison Timmons 8350 Judy's Way Lake Shore, MN 56468
1 of 1		