

CERTIFICATE OF SURVEY

NORTH LINE OF GOVT LOT 1

E/4 CORNER SECTION 21 T135, R29

EXISTING DESCRIPTION - (Parcel Number: 90-021-4101)

That part of Government Lot 1, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1; thence South 01 degrees 12 minutes 34 seconds West, bearings are based on the North American Datum of 1983, along the east line of said Government Lot 1 a distance of 610.00 feet to the south line of the North 610.00 feet of said Government Lot 1; thence North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 150.02 feet to the west line of the East 150.00 feet of said Government Lot 1, which is the point of the beginning of the tract to be described; thence continue North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 579.98 feet; thence North 01 degrees 12 minutes 34 seconds East and parallel with the east line of said Government Lot 1, a distance of 298.10 feet; thence North 80 degrees 35 minutes 34 seconds East, a distance of 590.02 feet to the west line of the East 150.00 feet; thence South 01 degrees 12 minutes 34 seconds West, along said west line, a distance of 398.03 feet to the point of beginning.

Subject to an existing easement for ingress and egress 33.00 feet wide over and across the existing roadway from said tract described in Document Number 222372 to Cass County Road Number 77, running through Government Lot 1, Government Lot 5 and the Southeast Quarter of the Northeast Quarter all in Section 21, Township 135 North, Range 29 West, Cass County, Minnesota.

PROPOSED DESCRIPTION - (PARCEL "A")

That part of Government Lot 1, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1; thence South 01 degrees 12 minutes 34 seconds West, bearings are based on the North American Datum of 1983, along the east line of said Government Lot 1 a distance of 610.00 feet to an iron pipe on the south line of the North 610.00 feet of said Government Lot 1; thence North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 150.02 feet to an iron pipe on the west line of the East 150.00 feet of said Government Lot 1, which is the point of the beginning of the tract to be described; thence continue North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 579.98 feet to an iron pipe; thence North 01 degrees 12 minutes 34 seconds East and parallel with the east line of said Government Lot 1, a distance of 298.10 feet to an iron pipe; thence North 80 degrees 35 minutes 34 seconds East, a distance of 590.02 feet to an iron pipe on the west line of the East 150.00 feet; thence South 01 degrees 12 minutes 34 seconds West, along said west line, a distance of 398.03 feet to the point of beginning. Less and except the that part of Government Lot 1, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of said Government Lot 1; thence South 01 degrees 12 minutes 34 seconds West, bearings are based on the North American Datum of 1983, along the east line of said Government Lot 1 a distance of 610.00 feet to an iron pipe on the south line of the North 610.00 feet of said Government Lot 1; thence North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 150.02 feet to an iron pipe on the west line of the East 150.00 feet of said Government Lot 1, which is the point of the beginning of the tract to be described; thence continue North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 579.98 feet to an iron pipe; thence North 01 degrees 12 minutes 34 seconds East and parallel with the east line of said Government Lot 1, a distance of 150.00 feet to an iron pipe; thence South 89 degrees 39 minutes 26 seconds East, 579.99 feet to an iron pipe on the west line of the East 150.00 feet; thence South 01 degrees 12 minutes 34 seconds West, along said west line, a distance of 150.00 feet to the point of beginning. Said parcel is subject to existing easements of record.

PROPOSED DESCRIPTION - (PARCEL "B")

That part of Government Lot 1, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

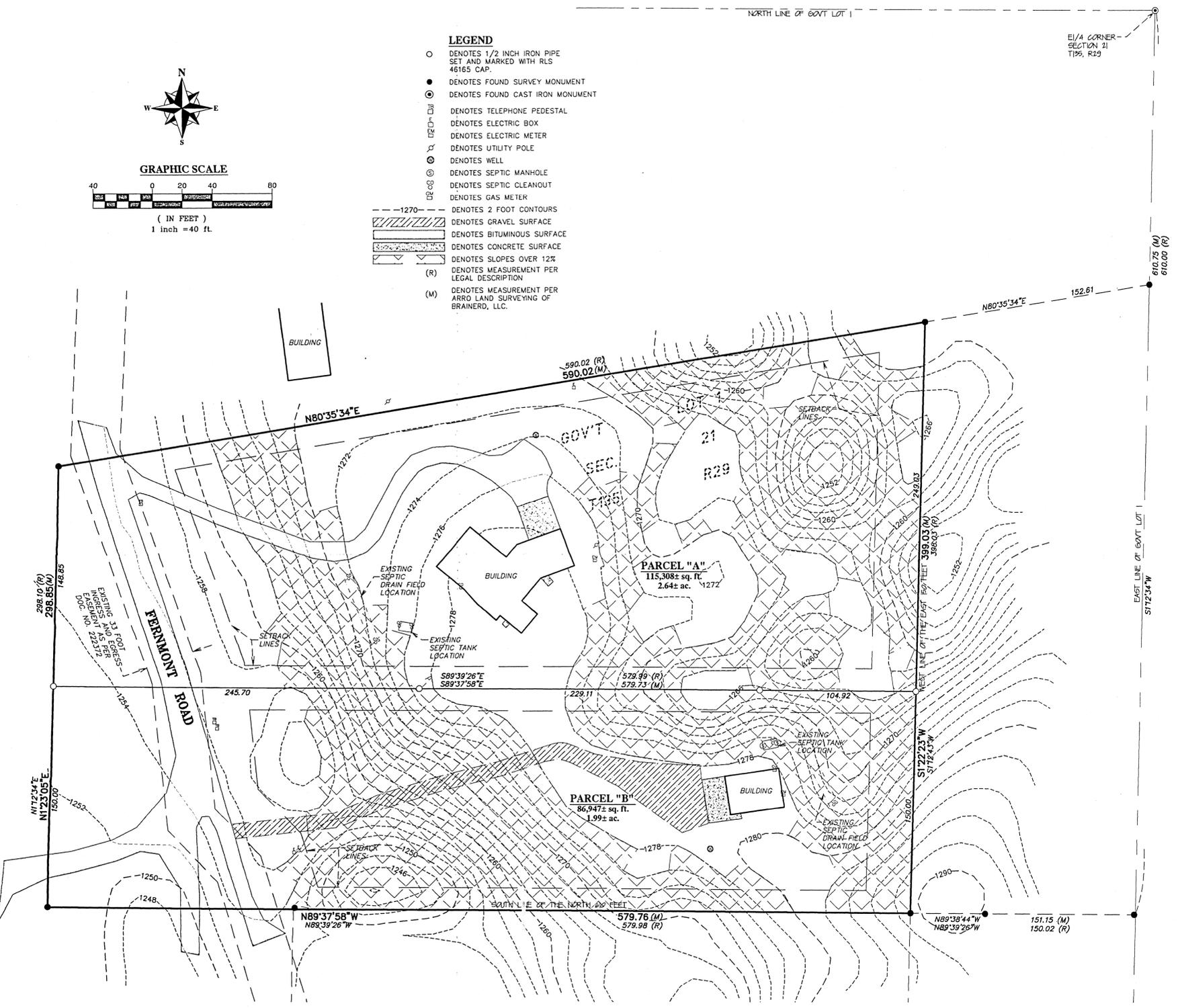
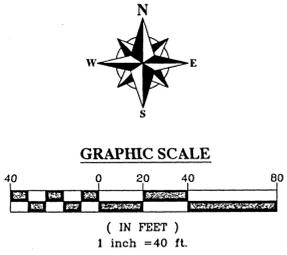
Commencing at the northeast corner of said Government Lot 1; thence South 01 degrees 12 minutes 34 seconds West, bearings are based on the North American Datum of 1983, along the east line of said Government Lot 1 a distance of 610.00 feet to an iron pipe on the south line of the North 610.00 feet of said Government Lot 1; thence North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 150.02 feet to an iron pipe on the west line of the East 150.00 feet of said Government Lot 1, which is the point of the beginning of the tract to be described; thence continue North 89 degrees 39 minutes 26 seconds West along said south line, a distance of 579.98 feet to an iron pipe; thence North 01 degrees 12 minutes 34 seconds East and parallel with the east line of said Government Lot 1, a distance of 150.00 feet to an iron pipe; thence South 89 degrees 39 minutes 26 seconds East, 579.99 feet to an iron pipe on the west line of the East 150.00 feet; thence South 01 degrees 12 minutes 34 seconds West, along said west line, a distance of 150.00 feet to the point of beginning. Said parcel is subject to existing easements of record.

SURVEYOR'S NOTES:

- Bearing Orientation: The east line of Government Lot 1 of Section 21, Township 135, Range 29 is assumed to have a bearing of South 01 degrees 12 minutes 34 seconds West.
- The field survey was completed on June 12, 2014.
- Two foot contours were digitized from the Cass County GIS website. 12% slope calculations were based on the contours as digitized from the Cass County GIS website.
- Arro Land Surveying of Brainerd, LLC has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- It was verified that there are no wetlands present on the site by Ben Meister, Certified Wetland Delineator, on May 27th, 2014.
- There was no evidence of bluffs on the property.
- Property is not in an existing floodplain.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Low Density Residential (R1)
- Setback Requirements:
Road R/W = 30 feet
Rear Property Line = 30 feet
Sideyard = 15 feet

City of Lake Shore, County of Cass
I hereby certify that the lot split within is in compliance with the Lake Shore Subdivision Ordinance and was approved by the City on the day of 11 August, 2014.
Jim Huston

- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - ⊙ DENOTES FOUND CAST IRON MONUMENT
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - ⊖ DENOTES ELECTRIC BOX
 - ⊗ DENOTES ELECTRIC METER
 - ⊘ DENOTES UTILITY POLE
 - ⊙ DENOTES WELL
 - ⊙ DENOTES SEPTIC MANHOLE
 - ⊙ DENOTES SEPTIC CLEANOUT
 - ⊙ DENOTES GAS METER
 - - - - -1270-
 - ▨ DENOTES 2 FOOT CONTOURS
 - ▨ DENOTES GRAVEL SURFACE
 - ▨ DENOTES BITUMINOUS SURFACE
 - ▨ DENOTES CONCRETE SURFACE
 - ▨ DENOTES SLOPES OVER 12%
 - (R) DENOTES MEASUREMENT PER LEGAL DESCRIPTION
 - (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, LLC.



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.
Dated this 11th day of June, 2014.
By *Mark T. Downing*
Mark T. Downing, Minnesota License No. 46165



BOUNDARY SURVEY
Part of Gov't Lot 1
Sec. 21, T135, R29
Cass County, MN

CLIENT:
Evergreen Management
Group, Inc.
8634 Fernmont Road
Lake Shore, MN 56468

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: JMD. CHECKED BY: LEI.
APPROVED BY: JMD. JOB NUMBER: 14-048