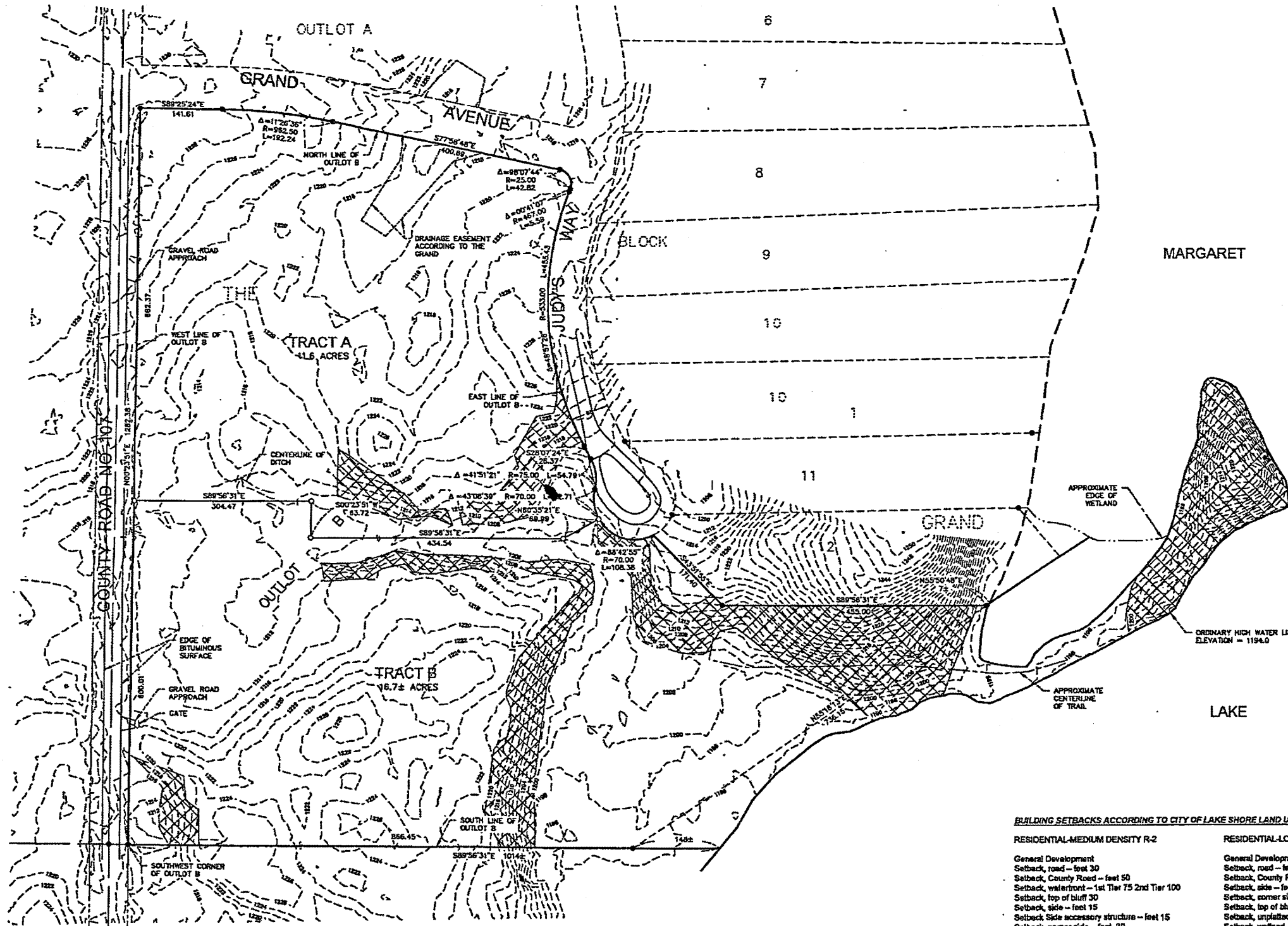


CERTIFICATE OF SURVEY

OUTLOT B, THE GRAND IN GOVERNMENT LOT 7, SECTION 20, TOWNSHIP 135, RANGE 29, CASS COUNTY, MINNESOTA

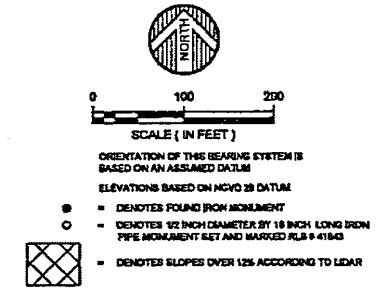


EXISTING LEGAL DESCRIPTION (PARCEL NO. 90-433-0020):
Outlot B, THE GRAND

PROPOSED LEGAL DESCRIPTIONS:

TRACT A:
That part of Outlot B, THE GRAND, according to the recorded plat thereof, on file in the Cass County, Minnesota, Recorder's office lying north of the following described line: Commencing at the southwest corner of said Outlot B; thence North 00 degrees 23 minutes 51 seconds East, bearing based on said plat of THE GRAND, 600.01 feet along the west line of said Outlot B to the point of beginning of the line to be described; thence South 89 degrees 56 minutes 31 seconds East 304.47 feet; thence South 00 degrees 23 minutes 51 seconds West 63.72 feet; thence South 89 degrees 56 minutes 31 seconds East 434.54 feet; thence North 60 degrees 35 minutes 21 seconds East 69.99 feet to the east line of said Outlot B and said line there terminating. Subject to easements, reservations or restrictions of record, if any.

TRACT B:
That part of Outlot B, THE GRAND, according to the recorded plat thereof, on file in the Cass County, Minnesota, Recorder's office lying south of the following described line: Commencing at the southwest corner of said Outlot B; thence North 00 degrees 23 minutes 51 seconds East, bearing based on said plat of THE GRAND, 600.01 feet along the west line of said Outlot B to the point of beginning of the line to be described; thence South 89 degrees 56 minutes 31 seconds East 304.47 feet; thence South 00 degrees 23 minutes 51 seconds West 63.72 feet; thence South 89 degrees 56 minutes 31 seconds East 434.54 feet; thence North 60 degrees 35 minutes 21 seconds East 69.99 feet to the east line of said Outlot B and said line there terminating. Subject to easements, reservations or restrictions of record, if any.



SURVEYOR'S NOTES:

- THERE IS NO ADDRESS SHOWN FOR THE SUBJECT PROPERTY.
- THE PID NO. FOR THE SUBJECT PROPERTY ARE 90-433-0020.
- MARGARET LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE ACCORDING TO THE CITY OF LAKE SHORE ZONING ORDINANCE.
- ACCORDING TO THE CITY OF LAKE SHORE ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE OPEN (O), RESIDENTIAL - LOW DENSITY (R-1) AND THE RESIDENTIAL - MEDIUM DENSITY (R-2) ZONING DISTRICTS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
- FOR THE PURPOSES OF THIS SURVEY THE CONTOURS WERE CREATED WITH LIDAR DATA.
- THERE ARE NO BLUFFS ON THE SUBJECT PROPERTY.

BUILDING SETBACKS ACCORDING TO CITY OF LAKE SHORE LAND USE ORDINANCE:

- | | |
|---|--|
| <p>RESIDENTIAL-MEDIUM DENSITY R-2</p> <p>General Development
Setback, road - feet 30
Setback, County Road - feet 50
Setback, waterfront - 1st Tier 75 2nd Tier 100
Setback, top of bluff 30
Setback, side - feet 15
Setback Side accessory structure - feet 15
Setback, corner side - feet 30
Setback, wetland - feet 30
Maximum building height - feet 25
Maximum building height, accessory structure 20</p> | <p>RESIDENTIAL-LOW DENSITY R-1</p> <p>General Development
Setback, road - feet 30
Setback, County Road - feet 50
Setback, side - feet 20
Setback, corner side - feet 30
Setback, top of bluff 30
Setback, unplatted cemetery - feet 50
Setback, wetland - feet 30
Maximum building height - feet 25
Maximum building height, accessory structure 20</p> |
|---|--|

RECEIVED
 # 8180
 DEC 27 2017
 GL7 20-135-29
 COUNTY SURVEYOR

DATE: NOVEMBER 3, 2017	DATE:	AMENDMENTS:	BY:
SCALE: AS SHOWN			
DRAWN BY: RDB			
CHECKED BY: CMC			
FILE NUMBER: 112B0005.000			
PREPARED FOR: GRAND VIEW		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.	
		CHAD M. CONNER DATE: 11-03-2017 LIC. NO. 41943	

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