# CERTIFICATE OF SURVEY

## PART OF LAKE STREET, TUSLERS PARK, SECTION 9, TOWNSHIP 140 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA

## PROPOSED DESCRIPTIONS:

**LAKE STREET VACATION**
Requested by:
Dave and Cynthia Schultz
Stephen and Kim Smith
Scott Benz and Phil Timmons

To vacate that part of Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, which lies westerly of the southerly projection of the centerline of Pine Street (now vacated), as dedicated in said plat.

**SCHULTZ TRACT**
That part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, described as follows: Beginning at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 204 feet, more or less to the shoreline of Baby Lake; thence northerly along said shoreline to said north line; thence North 89 degrees 51 minutes 23 seconds East, along said north line 199 feet, more or less to the point of beginning.
Together with (Easement #1)

**BENZ TRACT**
That part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, described as follows: Commencing at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street, the Point of Beginning of the tract to be herein described; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 39.80 feet; thence South 00 degrees 56 minutes 50 seconds West 20.00 feet to the south line of said Lake Street; thence North 89 degrees 51 minutes 23 seconds East, along said south line 39.84 feet, to the intersection with said southerly projected line; thence North 00 degrees 49 minutes 23 seconds East on said southerly projected line 20.00 feet to the point of beginning.
Subject to and Together with (Easement #1)
Together with (Easement #2)

## PROPOSED DESCRIPTIONS:

**OVERALL SCHULTZ TRACT**

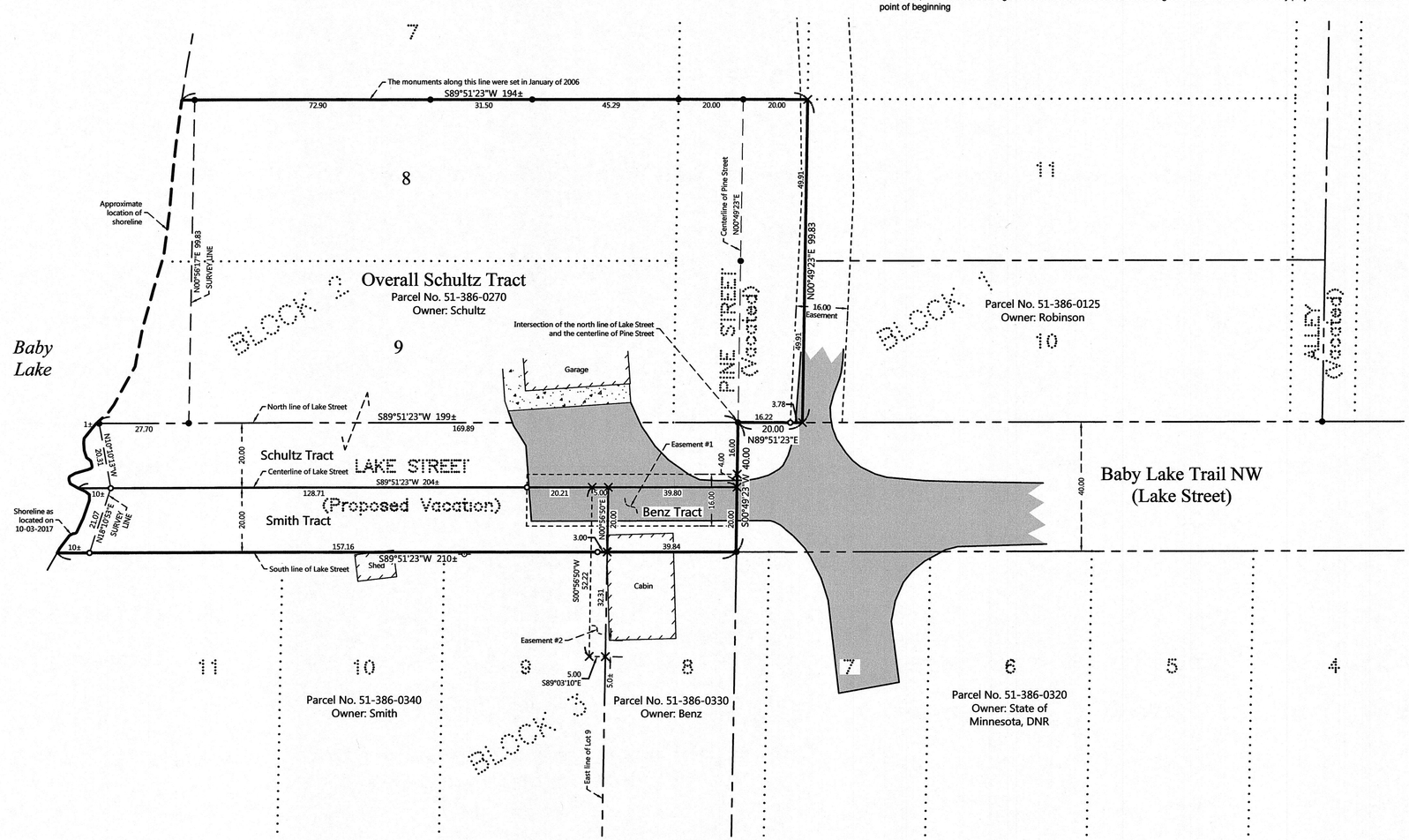
Lots 8 and 9, Block 2, TUSLERS PARK, according to the recorded plat thereof, Cass County, Minnesota.
AND
From Court Judgement Doc. No. A000616036
The west one half of Pine Street, as dedicated in said plat, lying easterly of and adjacent to Lots 8 and 9, Block 2, thereof.
AND
From Robinson to Schultz Doc. No. A000618270
The Eastern half of vacated Pine Street where the same lies Westerly of and adjacent to Lot Ten (10), Block One (1), Plat of Tuslers Park.
AND
From Schommer to Schultz Doc. No. A000618269
The Eastern half of vacated Pine Street where the same lies Westerly of and adjacent to Lot Eleven (11), Block One (1), Plat of Tuslers Park.
AND
SCHULTZ TRACT
That part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, described as follows: Beginning at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 204 feet, more or less to the shoreline of Baby Lake; thence northerly along said shoreline to said north line; thence North 89 degrees 51 minutes 23 seconds East, along said north line 199 feet, more or less to the point of beginning.
Together with (Easement #1)

## PROPOSED DESCRIPTIONS:

**SMITH TRACT**
That part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, described as follows: Commencing at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 39.80 feet to the Point of Beginning of the tract to be herein described; thence South 00 degrees 56 minutes 50 seconds West 20.00 feet to the south line of said Lake Street; thence South 89 degrees 51 minutes 23 seconds West, along said south line, 170 feet, more or less to the shoreline of Baby Lake; thence northerly along said shoreline to said centerline of Lake Street; thence North 89 degrees 51 minutes 23 seconds East, along said south line 164 feet, more or less, to the point of beginning.
Subject to and Together with (Easement #1)
Subject to (Easement #2)

**EASEMENT #1**
An easement 16.00 feet in width for ingress and egress and utility purposes, over and across that part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, which lies 4.00 feet northerly and 12.00 feet southerly of the following described line: Commencing at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street and the Point of Beginning of the line to be herein described; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 65.01 feet and said described line there terminating. The southerly line shall be prolonged or shortened to terminate on lines bearing South 00 degrees 49 minutes 23 seconds West from the Point of Beginning and Point of Termination.

**EASEMENT #2**
An easement for maintenance over and across that part of vacated Lake Street, as dedicated in Tuslers Park, plat of record, Cass County, Minnesota, and that part of Lot 9, Block 3, said plat described as follows: Commencing at the intersection of the north line of said Lake Street and the centerline of Pine Street (now vacated), as dedicated in said plat; thence South 00 degrees 49 minutes 23 seconds West on the southerly projection of said centerline 20.00 feet to the centerline of said Lake Street; thence South 89 degrees 51 minutes 23 seconds West, along last said centerline 39.80 feet to the Point of Beginning of the easement to be herein described; thence continue South 89 degrees 51 minutes 23 seconds West, along last said centerline 5.00 feet; thence South 00 degrees 56 minutes 50 seconds West 52.22 feet; thence South 89 degrees 03 minutes 10 seconds East 5.00 feet, to the east line of said Lot 9; thence North 00 degrees 56 minutes 50 seconds East along said east line and it's northerly projection 52.31 feet to the point of beginning




0 20 40
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, (CASS COUNTY NORTH ZONE).

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE

## NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = Public Road and 51-386-0270.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines, additional monumentation would be required.
5. This survey reflects the located shoreline at the time of this survey, not the Ordinary High Water Elevation (OHW).
6. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

REVISIONS:

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 07-20-2018 | Easement #1 | WAG |
| 2 | 08-01-2018 | Benz & Smith Tract | DW |
| 3 | 08-27-2018 | Easement #1 | WAG |
| 4 | 02-19-2019 | Lots 8 & 9, Block 2 (Overall Schultz Tract) | WAG |

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.

2/19/19
TERRY L. FREEMAN LIC. NO. 21367


NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-2986 Fax: 218-547-2272
web: www.nesca.com


CERTIFICATE OF SURVEY
Dave Schultz
19512 Albany Circle North
Elk River, MN 55330

JOB NO. 17-274
DATE: 12-05-2017

SHEET NO.
1 OF 1

2/20/2019, 8791