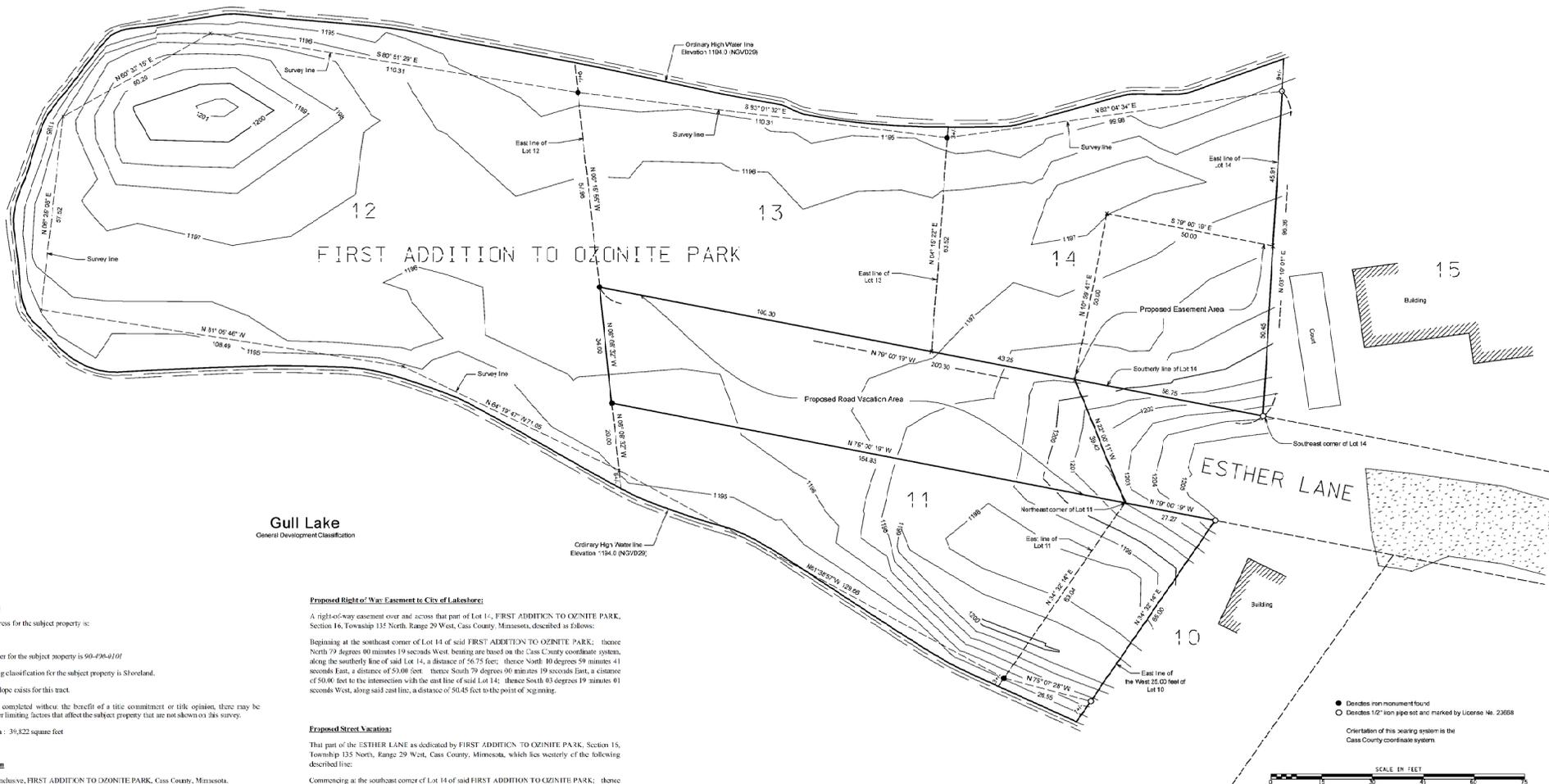


Certificate of Survey

Lots 10 thru 14,
FIRST ADDITION TO OZONITE PARK,
Section 16, Township 135 North, Range 29 West,
Cass County, Minnesota.

Gull Lake
General Development Classification

Gull Lake
General Development Classification



Surveyors Notes

The property address for the subject property is:

Not yet assigned

The Parcel Number for the subject property is 90-430-010

The current zoning classification for the subject property is Shoreland.

No building envelope exists for this tract.

This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey.

Cross Parcel Area : 39,822 square feet

Legal Description

Lots 11 thru 14, inclusive, FIRST ADDITION TO OZONITE PARK, Cass County, Minnesota.

AND

The West 25.00 feet of Lot 10, FIRST ADDITION TO OZONITE PARK, Cass County, Minnesota.

Proposed Right-of-Way Easement to City of Lakeshore:

A right-of-way easement over and across that part of Lot 14, FIRST ADDITION TO OZONITE PARK, Section 16, Township 135 North, Range 29 West, Cass County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 14 of said FIRST ADDITION TO OZONITE PARK; thence North 79 degrees 00 minutes 19 seconds West, bearing as based on the Cass County coordinate system, along the southerly line of said Lot 14, a distance of 56.75 feet; thence North 80 degrees 59 minutes 41 seconds East, a distance of 53.00 feet; thence South 79 degrees 00 minutes 19 seconds East, a distance of 50.00 feet to the intersection with the east line of said Lot 14; thence South 63 degrees 19 minutes 01 seconds West, along said east line, a distance of 30.45 feet to the point of beginning.

Proposed Street Vacation:

That part of the ESTHER LANE as dedicated by FIRST ADDITION TO OZONITE PARK, Section 15, Township 135 North, Range 29 West, Cass County, Minnesota, which lies westerly of the following described line:

Commencing at the southeast corner of Lot 14 of said FIRST ADDITION TO OZONITE PARK; thence North 79 degrees 00 minutes 19 seconds West, bearing as based on the Cass County coordinate system, along the southerly line of said Lot 14, a distance of 56.75 feet to the point of beginning of the line to be described; thence South 22 degrees 00 minutes 11 seconds East, a distance of 39.42 feet to the northeast corner of Lot 11 of said FIRST ADDITION TO OZONITE PARK, and said line thence terminating.

- Decades iron monument found
 - Decades 1/2" iron pipe set and marked by License No. 23958
- Orientation of this bearing system is the Cass County coordinate system



Client Name: James Halverson

No	Date	REVISIONS
1	1-30-2019	Added road vacation and easement

Survey By: MS
Drawn By: JW
Checked By: JK

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *[Signature]* DATE: 6-28-2017
JAMES CRAMER, LICENSE NUMBER 23968

PROJECT NO: HALVJ1701

KLD
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MINNEAPOLIS, MN 55412