

# Certificate of Survey

Part of Lot 14 and Lot 15, SCHAEFER'S POINT,  
Section 21, Township 135 North, Range 29 West,  
Cass County, Minnesota.

### Surveyors Notes

The property address for the subject property is:  
1121 Schaefer's Point Road  
Lake Shore, MN 56468  
The Parcel Number for the subject property is 90-446-0141.  
The current zoning classification for the subject property is Residential - Medium Density.  
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.

### Proposed Legal Description - Tract A:

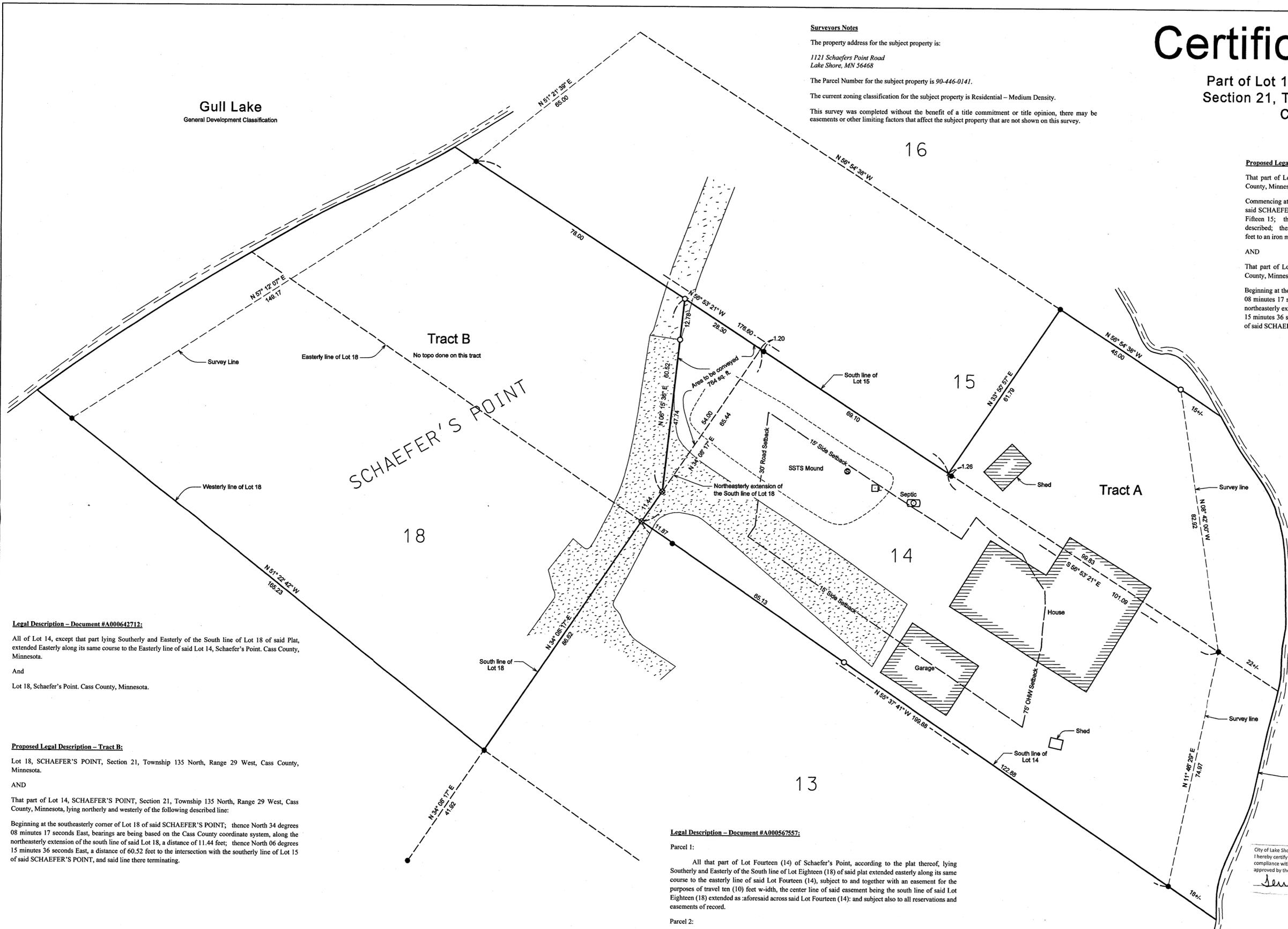
That part of Lot 15, SCHAEFER'S POINT, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, lying easterly of the following described line:

Commencing at a point on the southerly line of said Lot 15 where the line between Lot 13 and Lot 18, of said SCHAEFER'S POINT, extended on its same course, would intersect the southerly line of said Lot Fifteen 15; thence southeasterly along said line 70.3 feet to the point of beginning of the line to be described; thence Northerly at right angles to the said Southerly line of said Lot 15, a distance of 62.3 feet to an iron monument on the north line of said Lot fifteen 15.

AND

That part of Lot 14, SCHAEFER'S POINT, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, lying southerly and easterly of the following described line:

Beginning at the southeasterly corner of Lot 18 of said SCHAEFER'S POINT; thence North 34 degrees 08 minutes 17 seconds East, bearings are being based on the Cass County coordinate system, along the northeasterly extension of the south line of said Lot 18, a distance of 11.44 feet; thence North 06 degrees 15 minutes 36 seconds East, a distance of 60.52 feet to the intersection with the southerly line of Lot 15 of said SCHAEFER'S POINT, and said line there terminating.



### Legal Description - Document #A000642712:

All of Lot 14, except that part lying Southerly and Easterly of the South line of Lot 18 of said Plat, extended Easterly along its same course to the Easterly line of said Lot 14, Schaefer's Point, Cass County, Minnesota.

And

Lot 18, Schaefer's Point, Cass County, Minnesota.

### Proposed Legal Description - Tract B:

Lot 18, SCHAEFER'S POINT, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota.

AND

That part of Lot 14, SCHAEFER'S POINT, Section 21, Township 135 North, Range 29 West, Cass County, Minnesota, lying northerly and westerly of the following described line:

Beginning at the southeasterly corner of Lot 18 of said SCHAEFER'S POINT; thence North 34 degrees 08 minutes 17 seconds East, bearings are being based on the Cass County coordinate system, along the northeasterly extension of the south line of said Lot 18, a distance of 11.44 feet; thence North 06 degrees 15 minutes 36 seconds East, a distance of 60.52 feet to the intersection with the southerly line of Lot 15 of said SCHAEFER'S POINT, and said line there terminating.

### Legal Description - Document #A000567557:

Parcel 1:

All that part of Lot Fourteen (14) of Schaefer's Point, according to the plat thereof, lying Southerly and Easterly of the South line of Lot Eighteen (18) of said plat extended easterly along its same course to the easterly line of said Lot Fourteen (14), subject to and together with an easement for the purposes of travel ten (10) feet w-idth, the center line of said easement being the south line of said Lot Eighteen (18) extended as aforesaid across said Lot Fourteen (14); and subject also to all reservations and easements of record.

Parcel 2:

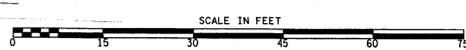
That part of Lot Fifteen (15), Schaefer's Point, lying Easterly of the following described line: Beginning at a point on the Southerly line of said Lot Fifteen (15) where the line between Lots Thirteen (13) and Eighteen (18), Schaefer's Point, extended on its same course, would intersect the southerly line of said Lot Fifteen (15), thence southeasterly along said line 70.3 feet to the actual point of beginning of the line to be described; thence Northerly at right angles to the said Southerly line of Lot Fifteen (15) 62.3 feet to an iron monument on the north line of said Lot fifteen (15).

Gull Lake  
General Development Classification

LEGEND	
TANK (As Specified)	(C)
SEWER CLEANOUT	(S)
LIFT STATION	(L)
Denotes PK nail set	(X)
Denotes computed position	(•)
Denotes iron monument found	(•)
Denotes 1/2" iron pipe set and marked by License No. 23668	(O)

City of Lake Shore, County of Cass  
I hereby certify that the lot split within is in compliance with the Lake Shore Ordinance and was approved by the City of Lake Shore on 08/21/2019.  
*Sen Hart*

Orientation of this bearing system is the Cass County coordinate system.



No.	Date	REVISIONS

Client Name: **Shelley McDonald**

Survey By: MS  
Drawn By: JC  
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: *James Kramer* DATE: 9-11-2019  
JAMES KRAMER, MN LICENSE NUMBER 23668

PROJECT NO. **MCDOS1901**

**KLD**  
1120 Industrial Park Road SW  
Brainerd, MN 56601  
218-829-4333  
KRAMER LEAS DELEO  
SURVEYING • ENGINEERING • PLANNING  
BRainerd • ST. CLOUD