

CERTIFICATE OF SURVEY

LOTS 1, 2 AND PART OF 3, ROCHELEAU'S POINT,
SECTION 26, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

29

SHADY LANE NE

N 74°30'00" E 153.84

LOTS 1 & 2
31,351 Sq. Ft.±
0.7 Acres

EASEMENT TRACT
1,525 SQ. FT.

REMNANT TRACT
48,224 Sq. Ft.±
1.1 Acres±

Owner: Jerome C. Oliver
9200 Millstone Drive
Racine, WI 53406
PID# 12-470-0032
Zoning: Shoreland Residential

Owner: Brian & Susan F. Patnode
17450 Driscoll St. NW
Ramsey, MN 55303
PID# 12-470-0010
Zoning: Shoreland Residential

ROCHELEAU'S POINT

LAWRENCE LAKE
RECREATIONAL DEVELOPMENT CLASSIFICATION

TINGDALE BROS. ROOSEVELT SHORES
BLOCK 15

PROPOSED EASEMENT TRACT

An easement across that part of Lot 3, ROCHELEAU'S POINT, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Beginning at the northeast corner of said Lot 3; thence South 74 degrees 30 minutes 00 seconds West, assumed bearing, along the north line of said Lot 3 for a distance of 43.33 feet; thence South 82 degrees 07 minutes 02 seconds East 25.59 feet; thence South 48 degrees 28 minutes 37 seconds West 21.39 feet; thence South 32 degrees 11 minutes 34 seconds East 60.86 feet to the east line of said Lot 3; thence North 00 degrees 00 minutes 00 seconds East along said east line 80.77 feet, more or less, to the point of beginning.

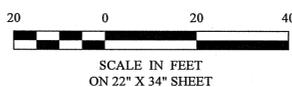
NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Parcel ID of subject parcel: 12-470-0010 & 12-470-0032.
3. The property address of subject parcel: 616 Shady Lane NE.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF ROCHELEAU'S POINT.



1 30 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: PAT	PROJECT No.: 19110-1	DATE: 1-16-2020	REVISIONS	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Patrick A. Forcella PATRICK A. TROTTER PLS#41002 DATE: 1-16-2020 LIC. NO. 41002		30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Brian Patnode 17450 Driscoll St. NW Ramsey, MN 55303	CHECKED BY: PAT	FILE NAME: C19110-1.dwg	SCALE: HORIZ. 1"=20'	DATE			
		DRAWN BY: RJF	FIELD BOOK: BOOK 454 PG. 14	VERT. NONE				