

CERTIFICATE OF SURVEY

**LOTS 1-3, BLOCK ONE, FAWN CREEK,
SECTION 29, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA**

MARGARET LAKE
GENERAL DEVELOPMENT CLASSIFICATION
NORMAL RESERVOIR POOL ELEVATION = 1194.00
HIGHEST KNOWN ELEVATION = 1195.44
BENCHMARK: CORPS OF ENGINEERS GAUGE AT
GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION
LAKE ELEVATION = 1193.94 ON 10-2-2020
BASED ON NGVD 29 DATUM

Owner: Debra K. & Leonard Skudzacek
8791 Lincoln Green Road
Lake Shore, MN 56468-8723
PID No. 90-451-0110
Doc. No. 406351

SALE TRACT
4,121 SQ. FT.±

TRACT A
47,803 SQ. FT.±
1.1 ACRES±
BUILDABLE AREA =
24,286 SQ. FT.±

TRACT B
70,025 SQ. FT.±
1.6 ACRES±
BUILDABLE AREA =
39,240 SQ. FT.±

TRACT C
33,188 SQ. FT.±
0.8 ACRES±
BUILDABLE AREA =
14,417 SQ. FT.±

Owner: Stanley G. & Sonja S. Larsen
8821 Interlachen Road
Lake Shore, MN 56468
PID NO. 90-451-0120

Owner: Stanley G. & Sonja S. Larsen
8821 Interlachen Road
Lake Shore, MN 56468
PID NO. 90-451-0130

IMPERVIOUS CALCULATIONS TRACT A

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House & Fish Cleaning Bldg.	1,882	46,258	4.1%
Garage	949	46,258	2.1%
Concrete	3,439	46,258	7.4%
Bituminous	1,840	46,258	4.0%
Total	8,110	46,258	17.5%

IMPERVIOUS CALCULATIONS TRACT B

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	4,412	66,104	6.7%
Concrete & Flagstone	1,518	66,104	2.3%
Bituminous	4,748	66,104	7.2%
Total	10,678	66,104	16.2%

Net Area = Total Area less Trail Easement.

City of Lake Shore, County of Cass
The common lot line adjustment is hereby certified
that it is in compliance with the Lake Shore Ordinance
and is approved by Teri Hastings the 17 day of
Nov, 2020. *Teri Hastings*

NOTES:

- Zoning for subject tract = "Residential, Medium Density R-2 (Shoreline)".
- There are no bluffs within surveyed property.
- Parcel IDs of subject parcels: 90-451-0110, 90-451-0120, and 90-451-0130.
- The property address of subject parcels: 8791 Lincoln Green Road and 8821 Interlachen Road.
- Approximate location of septic system per sketch prepared by LouAnn Maschler, Maschler Septic Consultants, LLC.

PROPOSED BOUNDARY DESCRIPTIONS:

SALE TRACT

The north 10.00 feet of Lot 2, Block One, FAWN CREEK, according to the recorded plat thereof, Cass County, Minnesota.

The above described property is not considered to be a buildable lot on its own and is attached to and indivisible from that parcel described in Document Number 406351 filed in the office of the Cass County Recorder, Walker, Minnesota.

TRACT A

Lot 1, Block One, FAWN CREEK, according to the recorded plat thereof, Cass County, Minnesota.

AND
The north 10.00 feet of Lot 2, Block One said plat.

Subject to easements, restrictions and reservations of record.

TRACT B

That part of Lot 2, Block One, FAWN CREEK, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the north 10.00 feet of said Lot 2.

AND
The northerly 10.00 feet of Lot 3, Block One, said plat.

Subject to easements, restrictions and reservations of record.

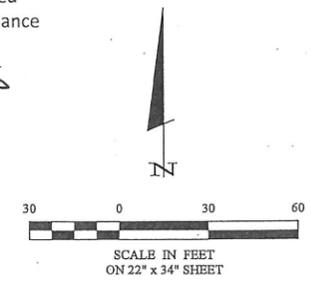
TRACT C

That part of Lot 3, Block One, FAWN CREEK, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the northerly 10.00 feet of said Lot 3.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EXISTING RETAINING WALL
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF EXISTING PAVING STONES
 - DENOTES EDGE OF EXISTING WOODEN DECKING
 - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
 - DENOTES EXISTING WELL
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - BENCHMARK ON TRACT A:**
HIGH POINT OF WELL
ELEV. = 1218.47
BASED ON NGVD 29 DATUM
 - BENCHMARK ON TRACT B:**
HIGH POINT OF WELL
ELEV. = 1212.16
BASED ON NGVD 29 DATUM
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF FAWN CREEK.



30206 Resurrection Road
 Suite 1
 P. O. Box 874
 Pequot Lakes, MN 56472
 218-568-4940
 www.stonemarksurvey.com

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Date: 11/3/2020
 License No. 44881
 Surveyor: Teri Hastings

REVISIONS	DATE	DESCRIPTION

PROJECT NO.: 20213
 FILE NAME: C20213.dwg
 FIELD BOOK: BOOK 459 pg. 50, 51
 CHECKED BY: CMH
 DRAWN BY: CMH
 DATE: 11-3-2020
 SCALE: 1"=50'
 HORIZ: NONE
 VERT: NONE

CERTIFICATE OF SURVEY
 Sonja Larsen
 8821 Interlachen Road
 Lakeshore, MN 56468
 SHEET 1 of 1

Roger Fennell: 11/7/2020 9:47 AM - F:\Drawings\2020\020111.Larsen\C20213.dwg