

# CERTIFICATE OF SURVEY

City of Lake Shore, County of Cass  
 I hereby certify that within the lot split is in compliance with the Lake Shore Subdivision Ordinance and was approved by the City on the 10<sup>th</sup> day of May 2021.

Signed Jeri Hastrop Parcel 90-384-0110

## LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- ▬ DENOTES BITUMINOUS SURFACE
- DENOTES TELEPHONE PEDESTAL
- - -1200- - - DENOTES 2 FOOT CONTOURS
- ▨ DENOTES GRAVEL SURFACE
- ▩ DENOTES SLOPES OVER 12%

**EXISTING DESCRIPTION** - (As Per Doc. No. - 456191 Parcel No.: 90-384-0110)  
 Lot 1, Block 1, Spider Ridge, Cass County, Minnesota.

### DESCRIPTION - (PARCEL "A")

That part of Lot 1, Block 1, SPIDER RIDGE, according to the recorded plat thereof, Cass County, Minnesota, described as follows:  
 Beginning at the most easterly corner of said Lot 1; thence North 48 degrees 19 minutes 34 seconds West assumed bearing, along the northeasterly line of said Lot 1 a distance of 228.11 feet; thence South 08 degrees 16 minutes 18 seconds West 237.96 feet, to the south line of said Lot 1; thence South 77 degrees 33 minutes 44 seconds East 143.42 feet; thence North 29 degrees 22 minutes 20 seconds East to the point of beginning.

Said parcel contains 0.73 acres of land, more or less, and is subject to existing easements of record.

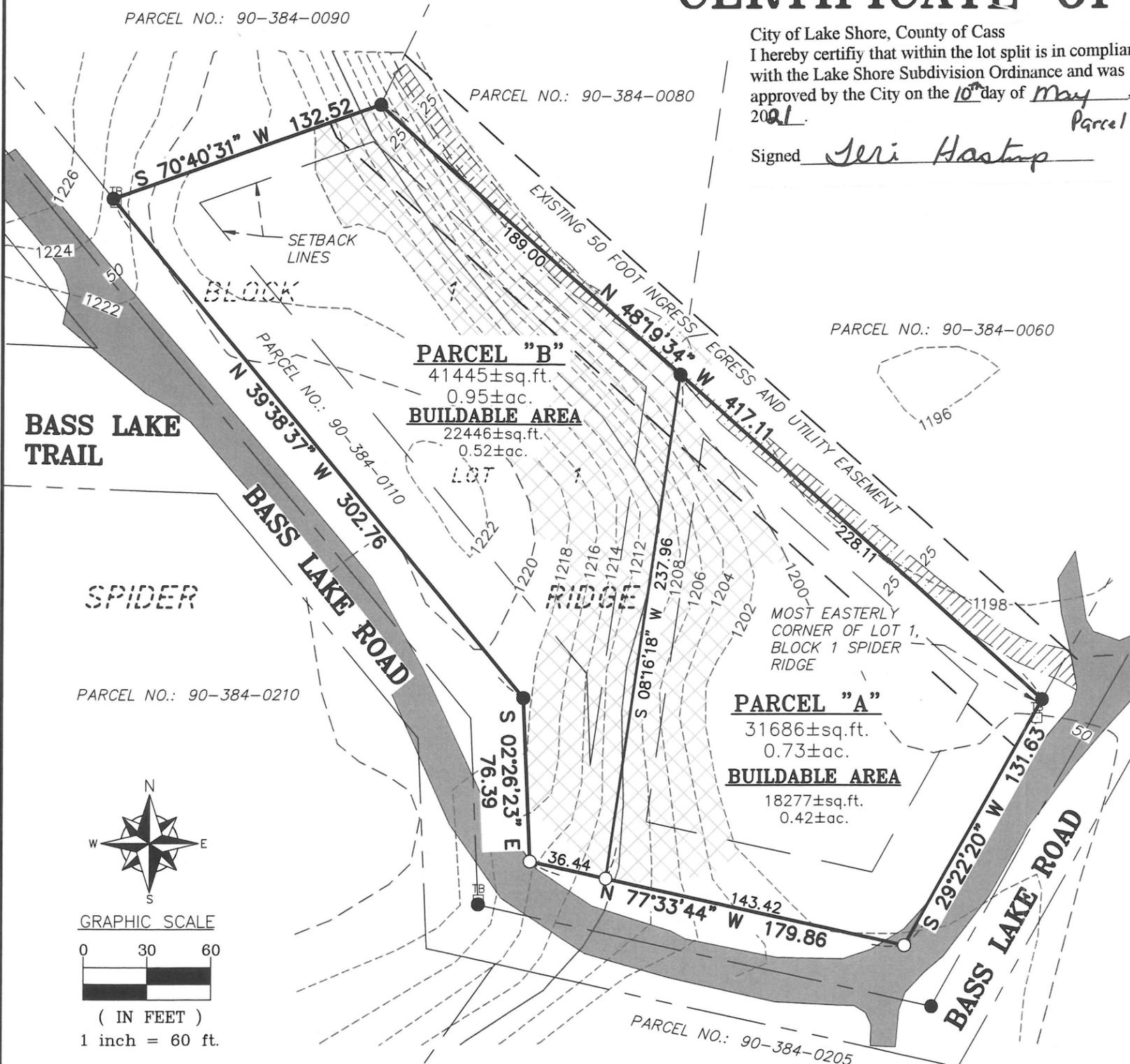
### DESCRIPTION - (PARCEL "B")

Lot 1, Block 1, SPIDER RIDGE, according to the recorded plat thereof, Cass County, Minnesota. LESS AND EXCEPT:  
 That part of Lot 1, Block 1, SPIDER RIDGE, according to the recorded plat thereof, Cass County, Minnesota, described as follows:  
 Beginning at the most easterly corner of said Lot 1; thence North 48 degrees 19 minutes 34 seconds West assumed bearing, along the northeasterly line of said Lot 1 a distance of 228.11 feet; thence South 08 degrees 16 minutes 18 seconds West 237.96 feet, to the south line of said Lot 1; thence South 77 degrees 33 minutes 44 seconds East 143.42 feet; thence North 29 degrees 22 minutes 20 seconds East to the point of beginning.

Said parcel contains 0.95 acres of land, more or less, and is subject to existing easements of record.

### SURVEYOR'S NOTES:

1. Bearing Orientation: The northeasterly line of Lot 1, Block 1, SPIDER RIDGE, is assumed to have a bearing of North 48 degrees 19 minutes 34 seconds West.
2. Vertical elevation and contours have been digitized from the Cass County GIS Map and should be verified prior to construction.
3. The field survey was completed on 4/01/2021.
4. Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
5. Information regarding the easement shown on this certificate of survey is based upon a prior certificate of survey furnished by client.
6. There was no evidence of visible wetlands across the property being surveyed.
7. The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
8. Property Zoning: General Development (R-2)
9. Setback Requirements: R-0-W Line = 30 feet Property Line = 15 feet
10. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.



DRAWN BY: JAS CHECKED BY: MTD  
 APPROVED BY: MTD JOB NUMBER: 21-041B

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:  
**David Anderson**  
 920 Bass Lake Road  
 Lake Shore, MN 56468

**BOUNDARY SURVEY**  
 Lot 1, Block 1  
 SPIDER RIDGE, Sec. 9, T135, R29  
 Crow Wing County, Minnesota

20396 Division Rd. Brainerd, MN 56401 (218)820-4437  
 217 1st. Ave. N. Wate Park, MN 56387 (320)241-6247

**ARRO**  
 Land Surveying of Brainerd, INC.

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.

Dated this 12th day of April, 2021  
 By: Mark T. Downing  
 Mark T. Downing, Minnesota License No. 46165