



EXISTING LEGAL DESCRIPTION:

Lot Fifteen (15), Block One (1), Fawn Forest, according to the plat thereof on file and of record in the office of the county recorder in and for said county and state, together with and subject to an easement for ingress and egress to the building sites on Lots Fourteen (14) and Fifteen (15), Block One (1), Fawn Forest, from Lost Lake Road, over and across the present existing roadway located on said Lots Fourteen (14) and Fifteen (15), and meandering from lot to lot. Said easement shall be private in nature and for the shared use of the respective owners of said Lots Fourteen (14) and Fifteen (15), their heirs and assigns.

AND

Lot Fourteen (14), Block One (1), Fawn Forest, according to the plat thereof on file and of record in the office of the county recorder in and for said county and state.

PROPOSED PARCEL A DESCRIPTION:

That part of Lot 14, Block 1, Fawn Forest, according to the plat thereof on file and of record in the Office of the County Recorder in and for said County and State, described as follows:
Commencing at the northwest corner of said Lot 14; thence South 89 degrees 44 minutes 34 seconds East assumed bearing along the north line of said Lot 14, a distance of 440.69 feet to the point of beginning; thence continue along said north line South 89 degrees 44 minutes 34 seconds East, a distance of 434.42 feet; thence South 57 degrees 50 minutes 11 seconds West, a distance of 104.07 feet; thence North 89 degrees 44 minutes 34 seconds West, a distance of 187.71 feet; thence North 70 degrees 23 minutes 28 seconds West, a distance 168.38 feet to the point of beginning.

GENERAL NOTES

1. No search for easements or restrictions, recorded or unrecorded, was made by the Surveyor.
2. Bearings shown are based upon the Cass County Coordinate System.
3. No wetlands were delineated as a part of this survey. The setbacks from the wetland shown hereon are approximate.
4. Setbacks shall be verified with the City of Lakeshore prior to any construction.
5. Proposed Parcel A is not intended to be a stand alone Parcel and must be attached to Lot 15

LEGEND

- WET LAND NOT-DELINEATED
- DENOTES FOUND MONUMENT
- DENOTES SET 1/2"x14" IRON PIPE WITH CAP

I hereby certify that this plan 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.

Terry T. Strus
 Terry T. Strus
 Date: 11/02/21 License No. 50319

Date: 11/2/21

21-048 BLA.dwg

**PART OF LOT 14
 FAWN FOREST**
 City of Lakeshore, Minnesota

**BOUNDARY LINE
 ADJUSTMENT**

#9605 MJL 01-12-2022

Lakes Area SURVEYING LLC.
 24314 SMILEY ROAD, SUITE C
 NISSWA, MN 56468
 OFFICE (218) 961-0090

Crew: EAN
 Checked: PDH
 Drawn: TTS
 Record Drawing by/date:

Prepared for:
BRUCE CAMERON
 7838 LOST LAKE RD
 LAKESHORE, MN 56468