

CERTIFICATE OF SURVEY

LOTS 11, 12 & OUTLOT B, BLOCK 1, THE GRAND
SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

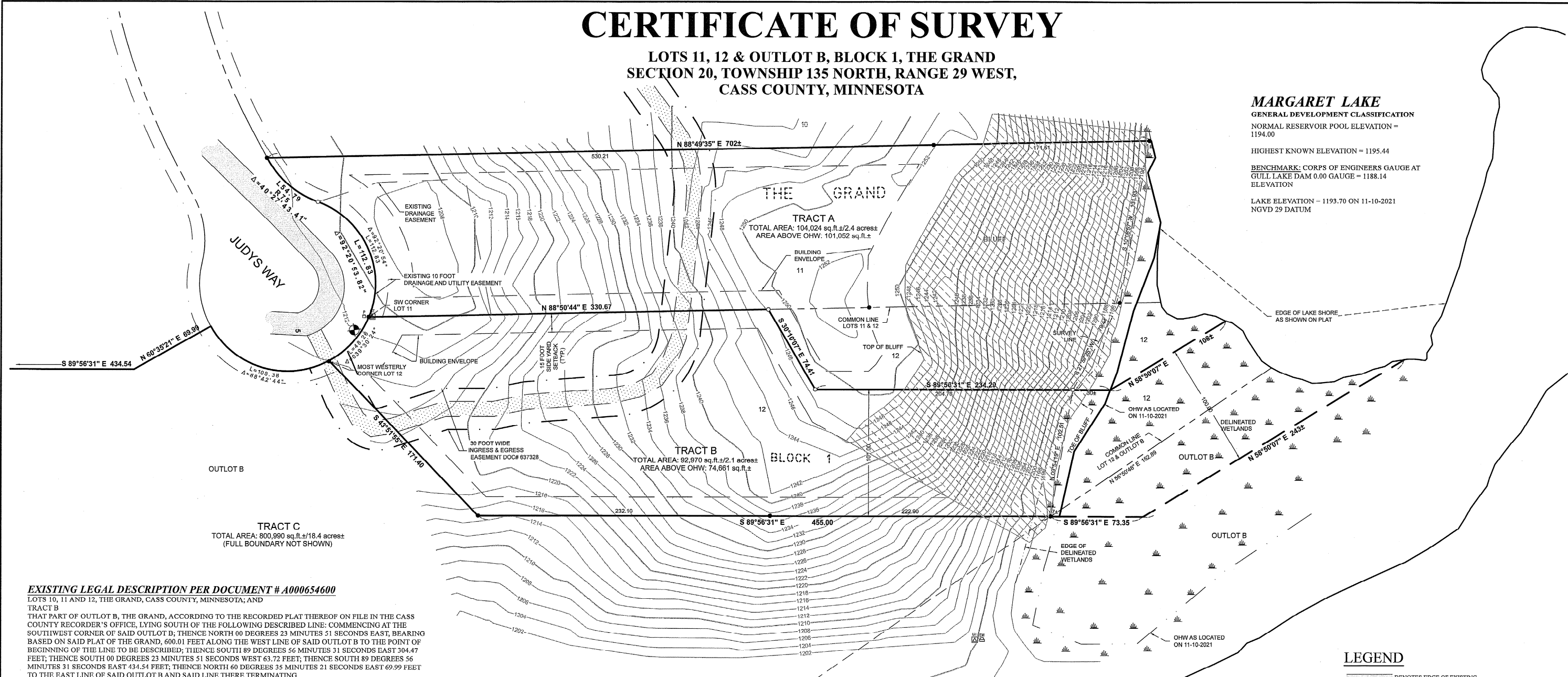
MARGARET LAKE

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 - 1193.70 ON 11-10-2021
NGVD 29 DATUM



EXISTING LEGAL DESCRIPTION PER DOCUMENT # A000654600

LOTS 10, 11 AND 12, THE GRAND, CASS COUNTY, MINNESOTA; AND
TRACT B
THAT PART OF OUTLOT B, THE GRAND, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE IN THE CASS COUNTY RECORDER'S OFFICE, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID OUTLOT B; THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS EAST, BEARING BASED ON SAID PLAT OF THE GRAND, 600.01 FEET ALONG THE WEST LINE OF SAID OUTLOT B TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS EAST 304.47 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 51 SECONDS WEST 63.72 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 31 SECONDS EAST 434.54 FEET; THENCE NORTH 60 DEGREES 35 MINUTES 21 SECONDS EAST 69.99 FEET TO THE EAST LINE OF SAID OUTLOT B AND SAID LINE THERE TERMINATING.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
Lot 11 and that part of Lot 12, Block 1, THE GRAND, according to the recorded plat thereof on file in the Cass County Recorder's Office, lying northerly and easterly of the following described line: Commencing at the southwest corner of said Lot 11; thence North 88 degrees 50 minutes 44 seconds East, assumed bearing, along the common line between said Lots 11 and 12 for a distance of 330.67 feet to the point of beginning of the line to be herein described; thence South 30 degrees 10 minutes 07 seconds East 74.41 feet; thence South 89 degrees 56 minutes 31 seconds East 234.29 feet; thence North 58 degrees 50 minutes 07 seconds East 108 feet, more or less, to the shore of Margaret Lake and said described line there terminating.

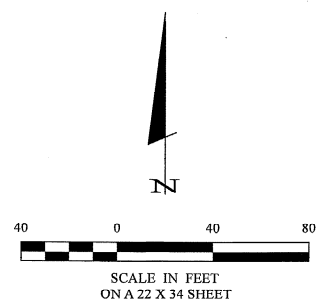
TRACT B
That part of Lot 12, Block 1, THE GRAND, according to the recorded plat thereof on file in the Cass County Recorder's Office, lying southerly and westerly of the following described line: Commencing at the southwest corner of said Lot 11; thence North 88 degrees 50 minutes 44 seconds East, assumed bearing, along the common line between said Lots 11 and 12 for a distance of 330.67 feet to the point of beginning of the line to be herein described; thence South 30 degrees 10 minutes 07 seconds East 74.41 feet; thence South 89 degrees 56 minutes 31 seconds East 234.29 feet; thence North 58 degrees 50 minutes 07 seconds East 108 feet, more or less, to the shore of Margaret Lake and said described line there terminating.

And
That part of Outlot B, THE GRAND, according to the recorded plat thereof on file in the Cass County Recorder's Office, lying northerly and westerly of the following described line: Commencing at the most westerly corner of said Lot 12; thence South 43 degrees 51 minutes 55 seconds East, assumed bearing, along the common line of said Lot 12 and Outlot B 171.40 feet; thence South 89 degrees 56 minutes 31 seconds East along said common line 455.00 feet to the point of beginning of the line to be herein described; thence continuing South 89 degrees 56 minutes 31 seconds East, 73.35 feet; thence North 58 degrees 50 minutes 07 seconds East 243 feet, more or less to the shore of Margaret Lake and said described line there terminating.

TRACT C
That part of Outlot B, THE GRAND, according to the recorded plat thereof on file in the Cass County Recorder's Office, lying northerly and westerly of the following described line: Commencing at the most westerly corner of said Lot 12; thence South 43 degrees 51 minutes 55 seconds East, assumed bearing, along the common line of said Lot 12 and Outlot B 171.40 feet; thence South 89 degrees 56 minutes 31 seconds East along said common line 455.00 feet to the point of beginning of the line to be herein described; thence continuing South 89 degrees 56 minutes 31 seconds East, 73.35 feet; thence North 58 degrees 50 minutes 07 seconds East 243 feet, more or less to the shore of Margaret Lake and said described line there terminating; and lying south of the following described line: commencing at the southwest corner of said Outlot B; thence North 00 degrees 23 minutes 51 seconds East, assumed bearing, along the west line of said Outlot B 600.01 feet to the point of beginning of the line to be described; thence South 89 degrees 56 minutes 31 seconds East 304.47 feet; thence South 00 degrees 23 minutes 51 seconds West 63.72 feet; thence South 89 degrees 56 minutes 31 seconds East 434.54 feet; thence North 60 degrees 35 minutes 21 seconds east 69.99 feet to the east line of said outlot b and said described line there terminating.

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 11-10-2021.
- Zoning for subject tract = "Residential, Medium Density R-2 (Shoreline)".
- Wetland delineation was completed on 10-15-2021, by Ben Meister, Meister Environmental, LLC, MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcels: 90-433-0150, 90-433-0155, 90-433-0160.



LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
 - DENOTES EDGE OF EXISTING GRAVEL
 - 1208- DENOTES EXISTING INTERMEDIATE CONTOURS
 - 1210- DENOTES EXISTING INDEX CONTOURS
 - 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
 - DENOTES WET LAND(S)
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
 - BENCHMARK:**
3/8" REBAR SET IN NW SIDE OF 18" OAK TREE.
ELEV = 1213.29
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 THE GRAND

30206 Rasmussen Road Suite 1 P. O. Box 874 Pequet Lakes, MN 56472 218-568-9940 www.stonemarksurvey.com	
I HEREBY CERTIFY THAT THIS SURVEY PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. CYNTHIA HUBBE PLS #44881 DATE 11-12-2021	
REVISIONS	DATE
DESCRIPTION	DATE
BY	DATE
DATE	11-12-2021
SCALE	1" = 40'
HORIZ	
VERT	NONE
PROJECT NO.	21397
FILE NAME	C21397.dwg
FIELD BOOK	
BOOK NO.	PG. NA
PROJECT MANAGER	CMH
CHECKED	PAT
DRAWN BY	LJL/CMH
CERTIFICATE OF SURVEY	J. JONES DEVELOPMENT LLC
RE/MAX Lakes Area Realty	24090 Smiley Road
	Nisswa, MN 56468
SHEET	1 OF 1