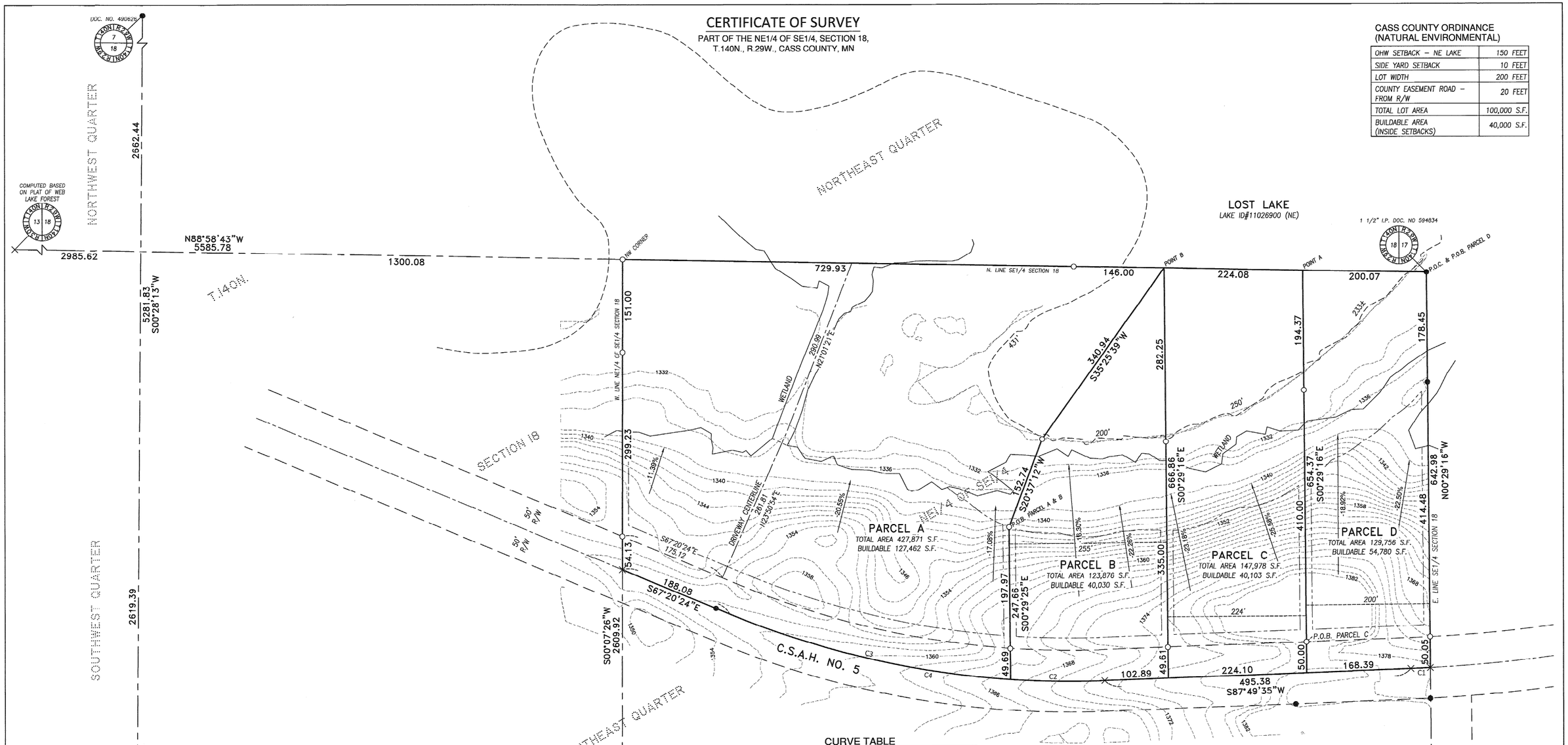
CERTIFICATE OF SURVEY

PART OF THE NE1/4 OF SE1/4, SECTION 18,
T.140N., R.29W., CASS COUNTY, MN

CASS COUNTY ORDINANCE (NATURAL ENVIRONMENTAL)

OHW SETBACK – NE LAKE	150 FEET
SIDE YARD SETBACK	10 FEET
LOT WIDTH	200 FEET
COUNTY EASEMENT ROAD – FROM R/W	20 FEET
TOTAL LOT AREA	100,000 S.F.
BUILDABLE AREA (INSIDE SETBACKS)	40,000 S.F.



CURVE TABLE

C1	L=31.70	AN=00°47'33"	R=2291.83
	CH=31.70	CH BRG=N87°25'48"E	
C2	L=152.25	AN=06°05'25"	R=1432.39
	CH=152.18	CH BRG=N89°07'43"W	
C3	L=468.58	AN=18°44'36"	R=1432.39
	CH=466.50	CH BRG=S76°42'43"E	
C4	L=620.83	AN=24°50'01"	R=1432.39
	CH=615.99	CH BRG=N79°45'25"W	

NOTES

This survey was completed without the benefit of a title opinion or title commitment.

Setbacks according to Cass County Land Use Ordinance #2005-01**
150' from OHW
20' from County, State & Federal Road R-O-W
10' from Property Line

No bluff calculated in Parcels A, B, C, & D based on MNLIDAR.

Existing driveway location according to ground survey mathematics is shown however, no easement provided as part of this survey per direction of client.

0 80 160

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED

CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am duly Licensed Land Surveyor under the laws of the state of Minnesota.

Jack Rosenthal, PLS, 50732

February 17th 2022
Date

LEGEND

- FOUND IRON
- SET REBAR CAP 50732
- PROPERTY LINE
- SECTION LINE
- ADJOINING OWNER LINES
- EXISTING EASEMENT
- EXISTING WATERS EDGE
- EXISTING SETBACKS

compass consultants inc.
Perham, MN 218-347-3620
TrustCompass.com

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