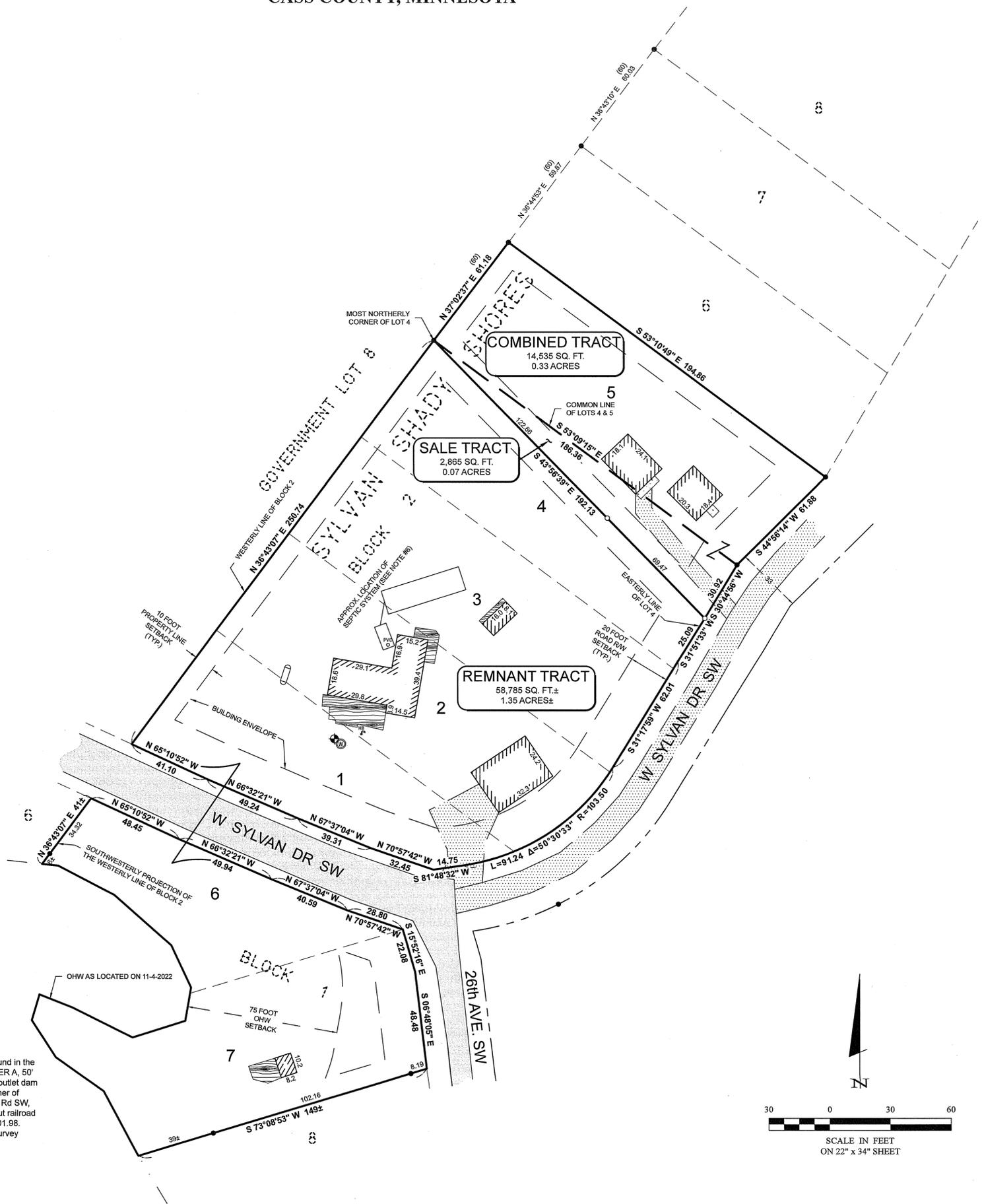


# CERTIFICATE OF SURVEY

LOTS 1-5, BLOCK 2, LOT 7 AND PART OF LOT 6, BLOCK 1, SYLVAN SHADY SHORES,  
SECTION 2, TOWNSHIP 133 NORTH, RANGE 30 WEST,  
CASS COUNTY, MINNESOTA



**LAKE SYLVAN**  
GENERAL DEVELOPMENT CLASSIFICATION  
LAKE ELEVATION = 1199.51 ON 11-4-2022  
ORDINARY HIGH WATER ELEVATION = 1199.8

**BENCHMARK:** Horizontal 3/8" x 8" spike 1.2' above ground in the NE side of the same 1.9' red oak described as BM LETTER A, 50' from water's edge, approximately 100' West of concrete outlet dam (south outlet), 24' east of driveway and 45' NE of NE corner of private cabin at Fire # H2853 (likely 12475 Lower Sylvan Rd SW, Pillager); new spike set directly above the old chopped out railroad spike B.M. elev 1201.82 for a 10/25/1995 elevation = 1201.98. However, a 1/4/2012 elevation utilizing GPS/RTK/VRS survey methods = 1202.99.

BASED ON NGVD 29 DATUM  
INFORMATION OBTAINED FROM MNDNR

**PROPOSED BOUNDARY DESCRIPTIONS:**

**SALE TRACT**  
That part of Lot 4, Block 2, SYLVAN SHADY SHORES, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of the following described line: Beginning at the most northerly corner of said Lot 4 and assuming the common line of said Lot 4 and Lot 5, said Block 2 bears South 53 degrees 09 minutes 15 seconds East; thence South 43 degrees 56 minutes 39 seconds East 192.13 feet, more or less, to the easterly line of said Lot 4 and said described line there terminating.

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 A000609170 filed in the office of the Cass County Recorder, Walker, Minnesota.

**COMBINED TRACT**  
Lot 5, Block 2, SYLVAN SHADY SHORES, according to the recorded plat thereof, Cass County, Minnesota

**AND**  
That part of Lot 4, Block 2, said plat, lying easterly of the following described line: Beginning at the most northerly corner of said Lot 4 and assuming the common line of said Lot 4 and Lot 5, said Block 2 bears South 53 degrees 09 minutes 15 seconds East; thence South 43 degrees 56 minutes 39 seconds East 192.13 feet, more or less, to the easterly line of said Lot 4 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

**REMNANT TRACT**  
Lots 1, 2, 3, and 4, Block Two (2), Sylvan Shady Shores,  
**AND**  
Lot Seven (7) and that part of Lot Six (6), Block One (1), Sylvan Shady Shores, which lies Easterly of the following described line: Beginning at the southwesterly corner of Lot One (1), Block Two (2), said Sylvan Shady Shores; thence running Southwesterly along the projection of the Westerly line of said Block Two (2) to the shore of Sylvan Lake.

**EXCEPT**  
That part of Lot 4, Block 2, said plat, lying easterly of the following described line: Beginning at the most northerly corner of said Lot 4 and assuming the common line of said Lot 4 and Lot 5, said Block 2 bears South 53 degrees 09 minutes 15 seconds East; thence South 43 degrees 56 minutes 39 seconds East 192.13 feet, more or less, to the easterly line of said Lot 4 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

**LEGAL DESCRIPTION PER DOCUMENT NUMBER A000609170**

Lot Five (5), Block Two (2), Plat of Sylvan Shady Shores, according to the plat or map thereof on file and of record in the office of the Register of Deeds for Cass County, Minnesota.

**LEGAL DESCRIPTION PER DOCUMENT NUMBER A000661459**

Lots 1, 2, 3, and 4, Block Two (2), Sylvan Shady Shores,

AND

Lot Seven (7) and that part of Lot Six (6), Block One (1), Sylvan Shady Shores, which lies Easterly of the following described line: Beginning at the southwesterly corner of Lot One (1), Block Two (2), said Sylvan Shady Shores; thence running Southwesterly along the projection of the Westerly line of said Block Two (2) to the shore of Sylvan Lake.

Cass County, Minnesota

Abstract Property

**SURVEYOR'S NOTE:**

The plat of SYLVAN SHADY SHORES does not provide the mathematical data needed for calculation of the right-of-ways depicted in plat. For purposes of this survey, right-of-way as shown has been determined by existing monumentation and/or offsets of 16.5 feet on either side of the physical centerline of West Sylvan Drive and 26th Ave SW.

**NOTES:**

- Zoning for subject tract = "Shoreland Residential".
- There are no bluffs within surveyed property.
- Parcel IDs of subject parcels: 41-562-0205 & 41-562-0210.
- The E911 address of subject parcel: 12195 W Sylvan Drive SW & 12183 W Sylvan Drive SW.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Service, LLC.
- Combined Tract: Impervious = 9.6% Buildable Area = 8,846 sq. ft.
- Remnant Tract: Impervious = 6.2% Buildable Area = 30,920 sq. ft.

**LEGEND**

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- BENCHMARK:** HIGH POINT OF WELL  
ELEV. = 1223.98  
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WESTERLY LINE OF LOTS 1-4 TO HAVE AN ASSUMED BEARING OF N 36°43'07" E.

1 of 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: PAT	PROJECT No.: 22150	DATE: 11-18-2022	REVISIONS DESCRIPTION	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  PATRICK A. TROTTER PLS#41002 DATE: 11-18-2022 LIC. NO. 41002	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurveying.com
	Kevin Scheller 12253 W. Sylvan Dr. SW Pillager, MN 56473-2344	CHECKED BY: CMH	FILE NAME: C22150.dwg	SCALE: 1"=30'	DATE		
		DRAWN BY: RJF	FIELD BOOK:	HORZ. 1"=30'			
			BOOK PG.	VERT. NONE			