

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000702813

All that part Lot 15, O'Brien's Plat on Roosevelt and Lawrence Lakes, except that part lying South of a line of the following described line:  
Commencing at the northeast corner of the Northeast Quarter of said Section 26, thence North 89 degrees, 34 minutes, 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet; thence South 73 degrees 01 minutes 34 seconds East, a distance of 55.65 feet to the centerline of vacated Swatara Road as dedicated on the plat of O'Brien's Plat on Roosevelt and Lawrence Lakes being a part of Section 26, Township 139, Range 26, Cass County, Minnesota; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 15.28 feet to the point of beginning of said line to be described; thence South 88 degrees 50 minutes 56 seconds East, a distance of 119 feet, more or less, to the shoreline of Lawrence Lake and said line there terminating.

AND  
The eastern one-half (1/2) of that part of Swatara Road as dedicated in O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, plat of record, Cass County, Minnesota, which lies adjacent to and west of that part of Lot fifteen (15), O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, plat of record, Cass County, Minnesota, except that part lying South of the following described line: Commencing at the northeast corner of the Northeast Quarter of said Section 26; thence North 89 degrees 34 minutes 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet; thence South 73 degrees 01 minutes 34 seconds East, a distance of 55.65 feet to the centerline of vacated Swatara Road as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota; thence South 00 degrees 37 minutes 00 Seconds East, along said centerline, a distance of 15.28 feet to the point of beginning of said line to be described; thence South 88 degrees 50 minutes 56 seconds East, a distance of 119 feet, more or less, to the shoreline of Lawrence Lake and said line there terminating, O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, according to the plat therefore on file and of record in the office of the Cass County Recorder, which lies beyond 40 feet right of Engineer's station 13+90 to station 19+90, beyond 35 feet right of station 19+90 to station 20+70 and beyond variable width of 35 feet right at station 20+70 to 55 feet right at station 22+15. Stationing according to 1962 Cass County highway plan S.A.P. 11-658-01.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress, and utility purposes over, under and across that part of Outlot A, the vacated right of way of Swatara Road accruing thereto, of O'Brien's Plat on Roosevelt and Lawrence Lakes being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 26, thence North 89 degrees, 34 minutes, 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet to the point of beginning of said easement area to be described; thence North 16 degrees 58 minutes 26 seconds East, retracing the last described course, a distance of 20.00 feet; thence South 73 degrees 01 minutes 34 seconds East, a distance of 39.00 feet; thence northeasterly 11.63 feet along a non-tangential curve having a radius of 10.71 feet, a central angle of 62 degrees 15 minutes 53 seconds, and a chord bearing of North 61 degrees 58 minutes 26 seconds East, along said centerline of vacated Swatara Road; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 29.20 feet to its intersection with a line bearing South 73 degrees 01 minutes 34 seconds East, a distance of 55.65 feet, more or less, to said point of beginning and there terminating.

AND SUBJECT TO a non-exclusive easement for ingress, egress, and utility purposes over, under and across that part of the vacated right of way of Swatara Road as dedicated on the plat of O'Brien's Plat on Roosevelt and Lawrence Lakes being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 15 of said plat of O'Brien's Plat on Roosevelt and Lawrence Lakes, described as follows:

Commencing at the southwest corner of said Lot 15; thence North 00 degrees 37 minutes 00 seconds West, along the west line of said Lot 15, a distance of 50.00 feet; thence South 89 degrees 23 minutes 00 seconds West, at right angles to the west line of said Lot 15, a distance of 33.0 feet to the centerline of said vacated Swatara Road, being the point of beginning of said easement area to be described; thence North 89 degrees 23 minutes 00 seconds East, retracing the last described course, a distance of 16.49 feet; thence North 02 degrees 37 minutes 00 seconds West, a distance of 39.08 feet to the north line of said vacated right of way accrued to Lot 15; thence South 89 degrees 20 minutes 23 seconds West, along said north line of said vacated right of way accrued to Lot 15, a distance of 15.14 feet to the centerline of said vacated Swatara Road; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 39.04 feet to said point of beginning and there terminating.

Together with and subject to easements of record, if any.

LEGAL DESCRIPTION PER DOCUMENT NUMBER

A000703255

That Lot Fourteen (14), O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, plat of record, Cass County, Minnesota AND,

The eastern one-half (1/2) of that part of Swatara Road as dedicated in O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, plat of record, Cass County, Minnesota, which lies adjacent to and west of Lot 14, O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES, according to the plat therefore on file and of record in the office of the Cass County Recorder, which lies beyond 40 feet right of Engineer's station 13+90 to station 19+90, beyond 35 feet right of station 19+90 to station 20+70 and beyond variable width of 35 feet right at station 20+70 to 55 feet right at station 22+15. Stationing according to 1962 Cass County highway plan S.A.P. 11-658-01.

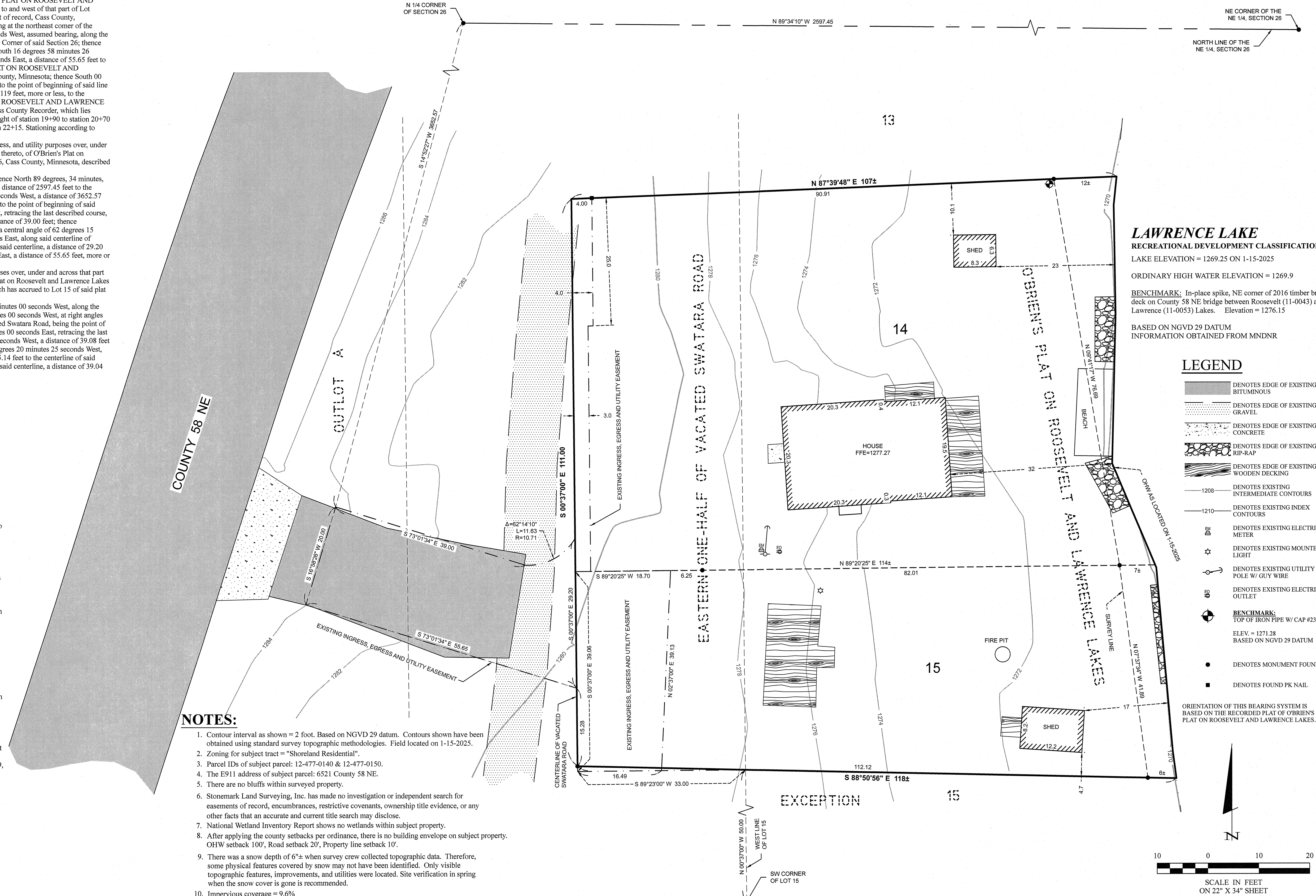
TOGETHER WITH AND SUBJECT TO  
A non-exclusive easement for ingress, egress, and utility purposes over, under, and across that part of Outlot A, and the vacated right of way of Swatara Road accruing thereto, of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, described as follows: Commencing at the northeast corner of the Northeast Quarter of said Section 26; thence North 89 degrees 34 minutes 10 seconds West, assumed bearing, along the north line of said Northeast Quarter, a distance of 2597.45 feet to the North Quarter Corner of said Section 26; thence South 14 degrees 52 minutes 27 seconds West, a distance of 3652.57 feet; thence South 16 degrees 58 minutes 26 seconds West, a distance of 20.00 feet to the point of beginning of said easement area to be described; thence North 16 degrees 58 minutes 26 seconds East, retracing the last described course, a distance of 20.00 feet; thence South 73 degrees 01 minute 34 seconds East, a distance of 39.00 feet; thence northeasterly 11.63 feet along a non-tangential curve having a radius of 10.71 feet, a central angle of 62 degrees 15 minutes 53 seconds, and a chord bearing of North 61 degrees 58 minutes 26 seconds East, to the centerline of vacated Swatara Road; thence South 00 degrees 37 minutes 00 seconds East, along said centerline, a distance of 29.20 feet to its intersection with a line bearing South 73 degrees 01 minute 34 seconds East from said point of beginning; thence North 73 degrees 01 minute 34 seconds West, a distance of 55.65 feet, more or less, to said point of beginning and there terminating

AND SUBJECT TO  
A non-exclusive easement for ingress, egress, parking and utility purposes over, under, and across the North 25 feet of the West 4 feet of that part of the vacated right of way of Swatara Road, as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 14 of said plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE.

AND ALSO SUBJECT TO  
A non-exclusive easement for ingress, egress, and utility purposes over, under, and across that part of the West 3 feet of that part of the vacated right of way of Swatara Road, as dedicated on the plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, being a part of Section 26, Township 139, Range 26, Cass County, Minnesota, which has accrued to Lot 14 of said plat of O'BRIENS PLAT ON ROOSEVELT AND LAWRENCE LAKE, lying south of the North 25 feet thereof.

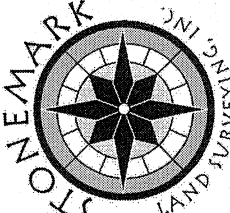
CERTIFICATE OF SURVEY

LOT 14 AND PART OF LOT 15 AND PART OF VACATED SWATARA ROAD,  
O'BRIEN'S PLAT ON ROOSEVELT AND LAWRENCE LAKES  
SECTION 26, TOWNSHIP 139 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA  
AREA = 12,617 SQ. FT.± / 0.3 ACRES±



- 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 1-15-2025.
  - Zoning for subject tract = "Shoreland Residential".
  - Parcel IDs of subject parcel: 12-477-0140 & 12-477-0150.
  - The E911 address of subject parcel: 6521 County 58 NE.
  - There are no bluffs within surveyed property.
  - Stonemark Land Surveying, 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.
  - National Wetland Inventory Report shows no wetlands within subject property.
  - After applying the county setbacks per ordinance, there is no building envelope on subject property. OHW setback 100', Road setback 20', Property line setback 10'.
  - There was a snow depth of 6"± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
  - Impervious coverage = 9.6%

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218-568-4940  
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 LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Cynthia M. Hilde*  
CYNTHIA M. HILDE, P.L.S.#44881  
DATE: 2/12/2025

REVISIONS	DATE	DESCRIPTION
BY		

DATE:	SCALE:	HORIZ.	VERT.
2-12-2025	1"=10'		NONE

PROJECT No.:	PROJECT MANAGER:	CHECKED BY:	DRAWN BY:
24295	CMH	CMH	CMH/RF

CERTIFICATE OF SURVEY	Jessica Johnson 5545 Aberdeen Way Big Lake, MN 55309
SHEET	1 of 1