

CONTACT:
 EJ LEIVISKA Companies, LLC
 557 Quant Ave. N.
 Lakeland, MN 55043
 651-283-2866

COUNTY:
 WASHINGTON
CITY OF
 LAKELAND
SHORES

SEAL:
 THE STATE OF MINNESOTA DOES NOT
 REQUIRE A SEAL.

REVISIONS:

DATE	REVISION
1-22-13	ORIGINAL SURVEY

CERTIFICATION:
 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.

Daniel L. Thurmes
 Daniel L. Thurmes Registration No: 25718
 Date: 1-23-13

PROJECT LOCATION:
157
ST. CROIX TRAIL N.
PID# 3502920430044

EXISTING LEGAL DESCRIPTION:

The following Legal Description is as shown on the Certificate of Title Number 69569.

All that part of former Blocks 11, 12, 36 and 37, and former streets of the plat of LAKELAND CITY as now on file and of record in the office of the Registrar of Titles in and for the County of Washington, State of Minnesota, described as follows:

Commencing at the intersection of the North line of said Block 11, also being the South line of Cortland Street, a/k/a 2nd Street North, and the East right-of-way line of Minnesota Highway No. 95; thence South along said East right of way line of Minnesota Highway No. 95 for 200.00 feet to the point of beginning of the parcel being described; thence continuing South along said East right of way line of said Minnesota Highway No. 95 for 160.00 feet; thence East parallel with said South line of Cortland Street a/k/a 2nd Street North, for 230.00 feet; thence North and parallel with said East right of way line of Minnesota Highway No. 95 for 160.00 feet; thence West and parallel with said South line of Cortland Street a/k/a 2nd Street North for 230.00 feet to the point of beginning.

AREA:
 AREA = 36,799 SQ. FT. / 0.84 ACRES

- SURVEY NOTES:**
1. BEARINGS ARE BASED ON NAD83 COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYORS OFFICE.
 2. UNDERGROUND UTILITIES NOT SHOWN.
 3. FIELD WORK COMPLETED ON 1-21-13

UNDERGROUND UTILITIES NOTES:
 UNDERGROUND UTILITIES NOT SHOWN.

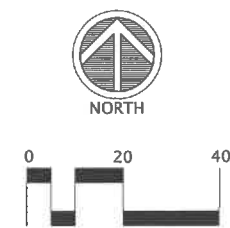
ADJOINERS/EXISTING EASEMENT NOTES:

The following are easements as shown on the memorial of the above mentioned Certificate of Title.

1. Driveway Easement per Quit Claim Deed Doc. No. 1122024, (AS SHOWN ON SURVEY)
2. Conditional Use Permit per Document No. 1143638 (NOT SHOWN ON SURVEY)

LEGEND:

- DENOTES FOUND MONUMENT
- ⊕ WATER VALVES
- ⊕ HYDRANT
- ⊕ CATCH BASIN/STORM MH
- ⊕ CULVERT/F.E.S.
- ⊕ SANITARY MANHOLE
- ⊕ CLEAN OUT
- ⊕ SIGN
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ HAND HOLE
- ⊕ CONCRETE
- DENOTES SET 1/2 INCH IRON PIPE
- ⊕ TELE/ELEC BOX
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC LINE
- ⊕ TELEPHONE LINE
- ⊕ FIBER OPTIC LINE
- ⊕ WATER LINE
- ⊕ STORM SEWER LINE
- ⊕ SANITARY SEWER LINE
- ⊕ CHAIN LINK FENCE
- ⊕ CURB
- ⊕ TREE



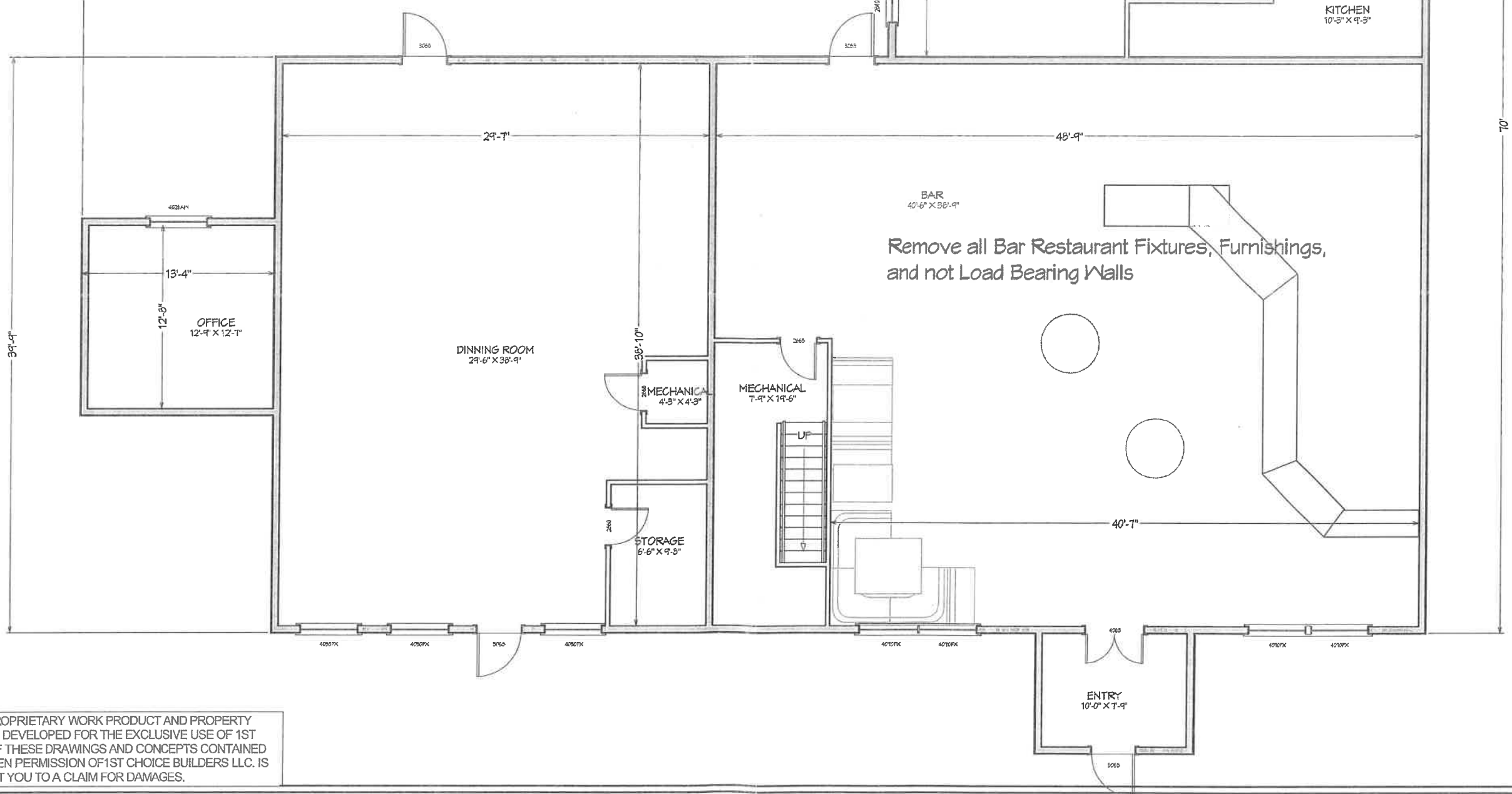
Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8989
 Fax 651.275.8976
 dan@
 cssurvey
 .net

CORNERSTONE
 LAND SURVEYING, INC

FILE NAME: SURVZ2301
 PROJECT NO.: ZZ13301

CERTIFICATE OF SURVEY

Scale on 11x17: 1/8"=1'-0"



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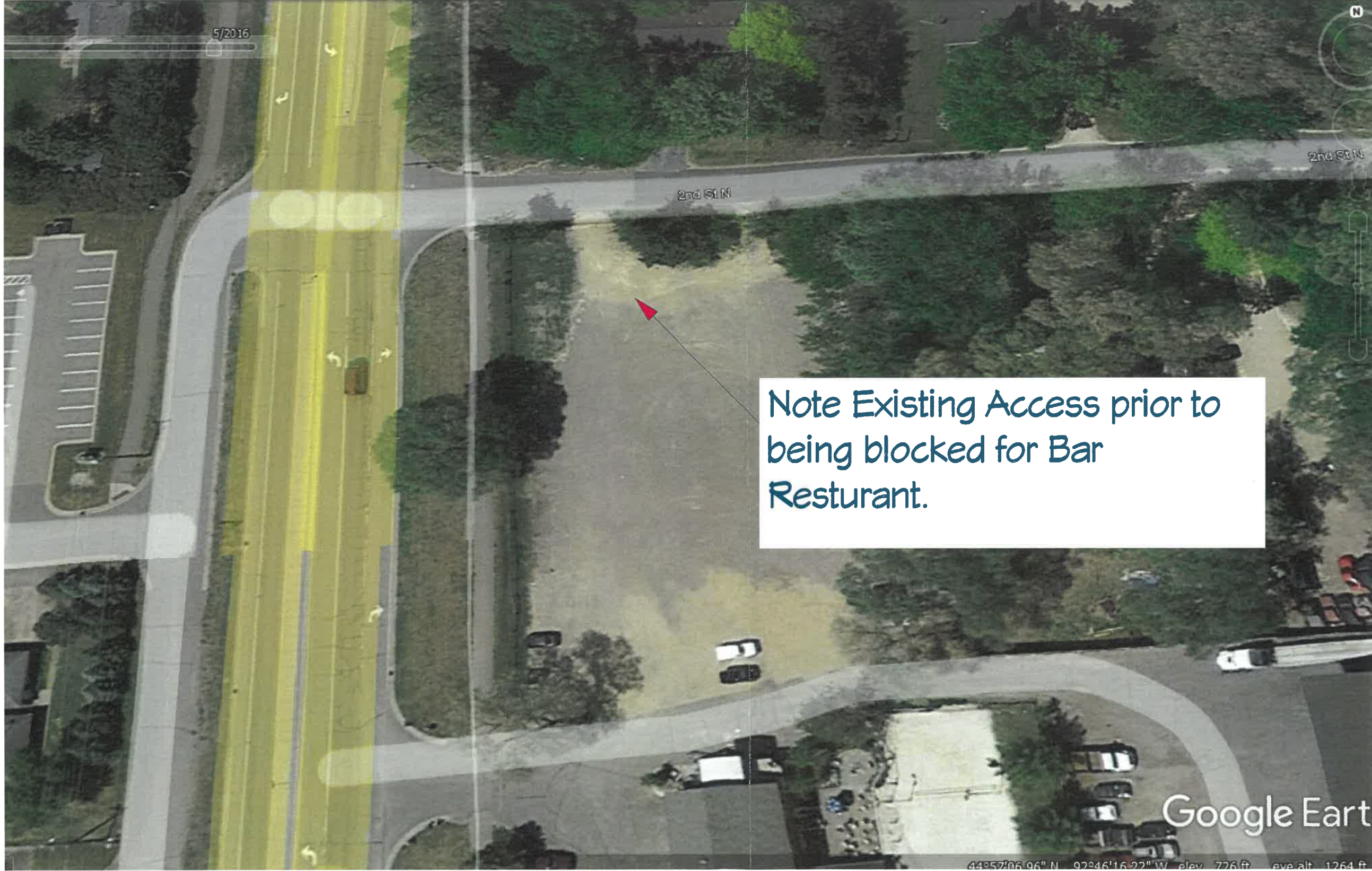
SHEET NUMBER
2
REVISION #:

Existing Layout
DRAWN BY: Chris Koss
DATE: 10/11/2022

1st Choice Office
157 St Croix Trail
Lakeland Shores MN

1st Choice Builders LLC
5660 Memorial Ave N
Stillwater, MN 55082 © 2019





Note Existing Access prior to being blocked for Bar Resturant.

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Lakeland Shores MN

Aerial of Site

DRAWN BY: Chris Koss DATE: 10/17/2022

SHEET NUMBER

9

REVISION #: