

LAWRENCE LAKE ACRES FIRST ADDITION

KNOW ALL MEN BY THESE PRESENTS: That JRMH Holdings, LLC, a Minnesota limited liability company, is the owner and proprietor of that part of Government Lots 1 and 2 in Section 25, Township 137 North, Range 41 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Commencing at an iron monument which designates the northeasterly corner of LAWRENCE LAKE ACRES, said plat is on file and of record in the office of the Recorder in said County; thence South 00 degrees 36 minutes 14 seconds East 33.01 feet on an assumed bearing along the easterly line of said LAWRENCE LAKE ACRES and along the east line of said Government Lot 1 to an iron monument at the southeasterly corner of a Dedicated Public Road as dedicated in said LAWRENCE LAKE ACRES, said point is the point of beginning; thence continuing South 00 degrees 36 minutes 14 seconds East 1647.41 feet along the east line of said Government Lot 1 and along the east line of said Government Lot 2 to an iron monument; thence North 87 degrees 47 minutes 11 seconds West 26.31 feet; thence westerly on a curve concave to the south, having a central angle of 16 degrees 49 minutes 22 seconds and a radius of 217.00 feet, for a distance of 63.71 feet (chord bearing South 83 degrees 48 minutes 08 seconds West); thence South 75 degrees 23 minutes 27 seconds West 189.20 feet; thence westerly on a curve concave to the north, having a central angle of 11 degrees 05 minutes 23 seconds and a radius of 283.00 feet, for a distance of 54.78 feet (chord bearing South 80 degrees 56 minutes 09 seconds West); thence South 86 degrees 28 minutes 50 seconds West 310.52 feet; thence northwesterly on a curve concave to the northeast, having a central angle of 41 degrees 45 minutes 22 seconds and a radius of 216.00 feet, for a distance of 157.42 feet (chord bearing North 72 degrees 38 minutes 29 seconds West); thence South 73 degrees 20 minutes 01 second West 271.24 feet, more or less to the water's edge of Lawrence Lake; thence northerly along the water's edge of said Lawrence Lake to the west line of said Section 25; thence North 00 degrees 22 minutes 38 seconds West 13 feet, more or less along the west line of said Section 25 to Meander Corner No. 15; thence North 00 degrees 53 minutes 21 seconds West 306.48 feet continuing along the west line of said Section 25 to the southwesterly corner of Block 1 of said LAWRENCE LAKE ACRES; thence South 83 degrees 20 minutes 12 seconds East 322.29 feet along the southerly line of said Block 1 to an iron monument; thence North 73 degrees 07 minutes 10 seconds East 378.29 feet continuing along the southerly line of said Block 1 to an iron monument at the southeasterly corner of said Block 1; thence North 12 degrees 14 minutes 12 seconds East 181.63 feet along the easterly line of said Block 1 to an iron monument; thence North 02 degrees 08 minutes 12 seconds East 380.25 feet continuing along the easterly line of said Block 1 to an iron monument at the northeasterly corner of said Block 1; thence South 89 degrees 24 minutes 08 seconds East 519.70 feet along the southerly line of said Dedicated Public Road to the point of beginning.

And they have caused the said land to be surveyed and platted as LAWRENCE LAKE ACRES FIRST ADDITION and they do hereby donate and dedicate to the public for utility purposes the UTILITY EASEMENTS as shown on the herein plat, and they do hereby donate and dedicate to the public for road and utility purposes the DEDICATED PUBLIC ROAD as shown on the herein plat and they do hereby donate and dedicate to the public for park purposes the PARK as shown on the herein plat. SUBJECT TO easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF said JRMH Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

OWNER: JRMH Holdings, LLC

Joshua Roger Michael Hanson, Manager

State of Minnesota)
County of _____)

The foregoing instrument was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Joshua Roger Michael Hanson, Manager of JRMH Holdings, LLC, a Minnesota limited liability company.

Minnesota Notary Public
My Commission Expires _____

I, Joshua P. Pfeffer, do hereby certify that this plat of LAWRENCE LAKE ACRES FIRST ADDITION was prepared by me or under my direct supervision; that I am a duly licensed surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subdivision 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Joshua P. Pfeffer, Registered Land Surveyor
Minnesota Registration Number 57622

State of Minnesota)
County of Becker)

The foregoing surveyor's certificate was acknowledged before me, a Notary Public, this _____ day of _____, 20____, by Joshua P. Pfeffer, Minnesota Registered Surveyor No. 57622.

Minnesota Notary Public
My Commission Expires _____

This plat is hereby approved by the City Engineer of the City of Vergas, Minnesota, this _____ day of _____, 20____.

City Engineer

At a regular meeting of the Planning Commission of the City of Vergas, Minnesota, on the _____ day of _____, 20____ the plat of LAWRENCE LAKE ACRES FIRST ADDITION was recommended for approval.

Clerk-Treasurer

At a regular meeting of the City Council of the City of Vergas, Minnesota, on the _____ day of _____, 20____ the plat of LAWRENCE LAKE ACRES FIRST ADDITION was duly approved.

Mayor

This plat in the City of Vergas is hereby approved this _____ day of _____, 20____.

City Attorney

I hereby certify that the taxes for the year _____ for the lands described within are paid and no delinquent taxes and transfer entered this _____ day of _____, 20____.

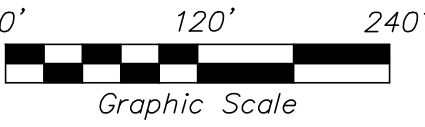
County Auditor/Treasurer

I hereby certify that the within instrument was filed in this office for record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded as Document No. _____.

County Recorder

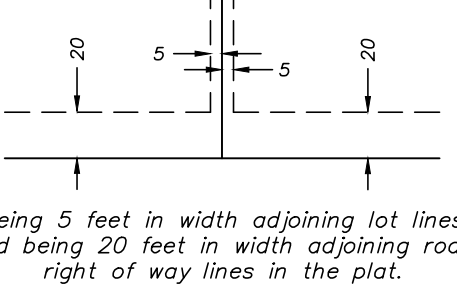
LEGEND

- = Denotes iron monuments found.
- = Denotes iron monuments set marked with Minnesota License Nos. 46538/50320/57622.



Scale: 1 inch = 120 feet

DEDICATED UTILITY EASEMENTS:



Being 5 feet in width adjoining lot lines and being 20 feet in width adjoining road right of way lines in the plat.

Total platted area = 34.5 Acres, more or less
Dedicated Public Road area = 4.40 Acres (191,877 sq. ft.)

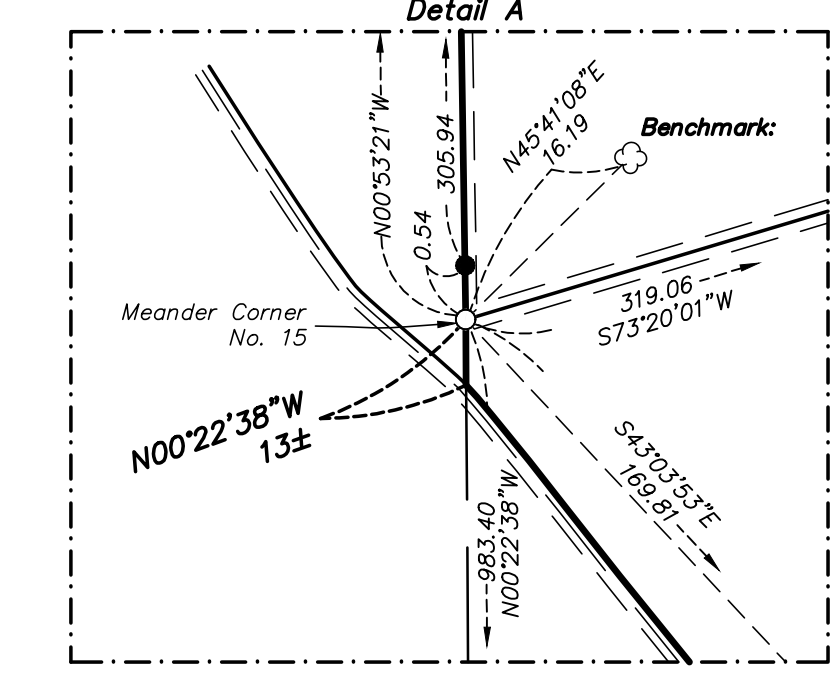
LOT AREAS		
BLOCK	LOT	AREA (SQ. FT.)
1	1	65,898
1	2	65,148
1	3	73,406
1	4	68,603
1	5	74,722
1	6	105,725
1	7	86,860
1	8	45,500±
1	9	40,300±
1	10	43,700±
2	1	88,062
2	2	94,008
2	3	87,912
2	4	120,915
2	PARK	209,434

Drainage and stormwater utility Easement- these are easements to protect and maintain the permanent drainage basin/infiltration basins being constructed for this development to handle stormwater drainage.

Drainage Easement- this easement is requested to protect and maintain the permanent drainage pattern, unless the developer is planning to change the drainage of the existing conditions.

This highlighted area is not required, but maybe still is a good idea to label as a drainage easement do to it being a wetland.

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