

# LAWRENCE LAKE ACRES SECOND 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 Lot 2 in Section 25, Township 137 North, Range 41 West of the Fifth Principal Meridian in Otter Tail County, Minnesota, described as follows:

Beginning at an iron monument which designates the southeasterly corner of LAWRENCE LAKE ACRES FIRST ADDITION said plat is on file and of record in the office of the Recorder in said County; thence North 87 degrees 47 minutes 11 seconds West 26.31 feet on an assumed bearing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence westerly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION 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) to an iron monument; thence South 75 degrees 23 minutes 27 seconds West 189.20 feet continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence westerly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION 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) to an iron monument; thence South 86 degrees 28 minutes 50 seconds West 310.52 feet continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION to an iron monument; thence northwesterly continuing along the southerly line of said LAWRENCE LAKE ACRES FIRST ADDITION 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) to an iron monument at the most easterly corner of Lot 11, Block 1 of said LAWRENCE LAKE ACRES FIRST ADDITION; thence South 73 degrees 20 minutes 01 second West 271.24 feet, more or less, along the southerly line of said Lot 11 to the water's edge of Lawrence Lake; thence southerly and southwesterly along the water's edge of said Lawrence Lake to the west line of said Section 25; thence South 00 degrees 22 minutes 38 seconds East 130.80 feet, more or less, along the west line of said Section 25 to the water's edge of said Lawrence Lake; thence easterly and southeasterly along the water's edge of said Lawrence Lake to the southerly line of a tract of land described in Document No. 1275423, said document is on file and of record in the office of the Recorder in said County; thence South 89 degrees 44 minutes 40 seconds East 46 feet, more or less, along the southerly line of said tract of land to an iron monument; thence continuing South 89 degrees 44 minutes 40 seconds East 732.71 feet along the southerly line of said tract of land; thence North 31 degrees 20 minutes 34 seconds East 78.56 feet continuing along the southerly line of said tract of land to the east line of said Government Lot 2; thence North 00 degrees 36 minutes 14 seconds West 647.21 feet along the east line of said Government Lot 2 to the point of beginning.

And they have caused the said land to be surveyed and platted as LAWRENCE LAKE ACRES SECOND 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. 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\_\_\_\_.

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

OWNER: JRMH Holdings, LLC

City Engineer

Joshua Roger Michael Hanson, Manager

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 SECOND ADDITION was recommended for approval.

State of Minnesota )  
County of \_\_\_\_\_ )

Clerk-Treasurer

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.

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 SECOND ADDITION was duly approved.

Minnesota Notary Public  
My Commission Expires \_\_\_\_\_

Mayor

I, Joshua P. Pfeffer, do hereby certify that this plat of LAWRENCE LAKE ACRES SECOND 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.

This plat in the City of Vergas is hereby approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Attorney

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

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\_\_\_\_.

State of Minnesota )  
County of Becker )

County Auditor/Treasurer

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.

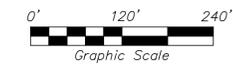
I hereby certify that the within instrument was filed in this office for record on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and was duly recorded as Document No. \_\_\_\_\_.

Minnesota Notary Public  
My Commission Expires \_\_\_\_\_

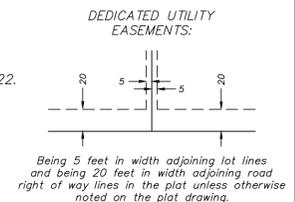
County Recorder

### LEGEND

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

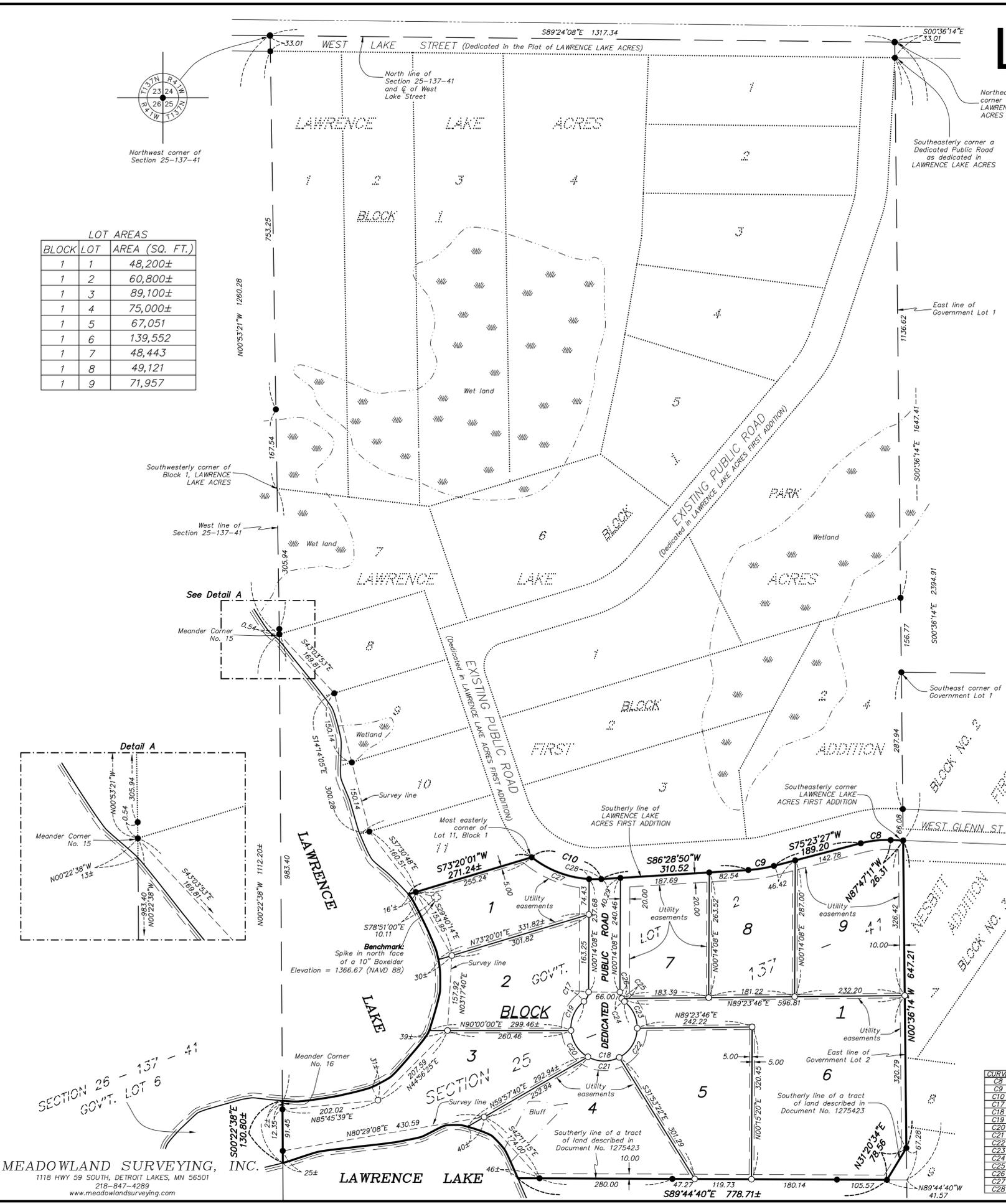


Orientation of bearing system is assumed.



CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C9	16°49'22"	217.00	63.71	63.49	S83°48'08"W
C10	11°05'23"	283.00	54.78	54.89	S80°09'09"W
C11	41°45'22"	216.00	157.42	153.96	N72°38'29"W
C17	52°22'21"	25.00	22.85	22.85	
C18	284°44'42"	70.00	347.88		
C19	5°11'34"	70.00	69.81	69.81	
C20	56°15'15"	70.00	68.73	68.73	
C21	56°15'15"	70.00	68.73	68.73	
C22	62°16'20"	70.00	76.08	76.08	
C23	52°46'18"	70.00	61.47	61.47	
C24	52°22'21"	25.00	22.85	22.85	
C25	19°49'41"	25.00	8.65	8.65	
C26	32°32'40"	25.00	14.20	14.20	
C27	34°54'29"	216.00	131.60	131.60	
C28	06°50'53"	216.00	29.82	29.82	

BLOCK	LOT	AREA (SQ. FT.)
1	1	48,200±
1	2	60,800±
1	3	89,100±
1	4	75,000±
1	5	67,051
1	6	139,552
1	7	48,443
1	8	49,121
1	9	71,957



MEADOWLAND SURVEYING, INC.  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
218-847-4289  
www.meadowlandsurveying.com