

GRANT OF EASEMENT  
FOR INGRESS AND EGRESS  
AND FOR LAKE ACCESS

This Grant of Easement made this 22nd day of May,  
1980 by and between David A. Larson and Ilona K. Larson (Grantors)  
and Ronald E. Lund (Grantee).

WITNESSETH:

WHEREAS, Grantors are the record owners of property  
described as follows:

Block 1, Lot 3 of Larson's Subdivision according  
to the map or plat thereof on file and of  
record, Office of the County Recorder, Carver  
County, Minnesota,

hereinafter referred to as "Lot 3";

WHEREAS, Grantee is purchasing from Grantors by Deed  
executed simultaneously with this Grant of Easement the property  
described as follows:

Block 1, Lot 2 of Larson's Subdivision according  
to the map or plat thereof on file and of  
record, Office of the County Recorder, Carver  
County, Minnesota,

hereinafter referred to as "Lot 2";

WHEREAS, Grantors desire to grant and Grantee desires  
to receive certain easements over and across Lot 3 for the benefit  
of Lot 2;

Amendment to Easement 10-29-80 BK. 159 dehd p. 5-6 498975

NOW, THEREFORE, for one dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors, their successors and assigns, hereby grant to Grantee, its successors and assigns, non-exclusive easements in perpetuity over and across Lot 3 as described below:

1. An easement, twenty feet (20ft) in width, for driveway purposes, including the right to construct and maintain and use a surface capable of accommodating vehicular traffic, said easement being ten feet (10ft) on each side of a center line described as follows: beginning at the center point of the existing curb cut for Lot 3 on the side of Pleasant View Road, which center point is approximately twenty feet (20ft) southwesterly along the side of Pleasant View Road from the northernmost point of Lot 3; thence southerly along the centerline of the existing paved driveway serving Lot 1 of Larson's Subdivision to a point ten feet (10ft) measured perpendicularly from the line defining the easterly boundary of said Lots 1 and 2 and having a bearing of  $N11^{\circ}34'45''E$ ; thence southerly along a line ten feet (10ft) from and parallel to the last mentioned line to a point sixty feet (60ft) southerly of the intersection of the center line described and the easterly prolongation of the line defining the northerly border of Lot 2 and having a bearing of  $N77^{\circ}81'40''W$ ; substantially as shown in the drawing attached as Exhibit A.
2. An easement for access to and from Lotus Lake, ten feet (10ft) in width, running from the southeasterly corner of Lot 2 to Lotus Lake, one side of said easement being defined by that portion of the westerly boundary of Lot 3 described as follows: beginning at southeasterly corner of Lot 2, thence 42.39ft to the easterly termination of a line defining the southerly boundary of Lot 2 and having a bearing of  $N77^{\circ}31'40''W$ ; thence southeasterly deflecting to the right  $50^{\circ}00'00''$  along a line having a bearing of  $27^{\circ}31'40''W$  a distance of 284.38ft to a point 732ft west of the east line of Government Lot 3; thence southerly along a line parallel with the east line of Government Lot 3 a distance of 213.89ft to the shore line of Lotus Lake; substantially as shown in the drawing attached as Exhibit A.

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IN WITNESS WHEREOF, the Grantors have set their hands  
as of the day and year first above written.

David A. Larson  
David A. Larson

Ilona K. Larson  
Ilona K. Larson

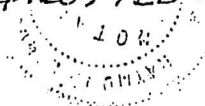
STATE OF ARIZONA  
COUNTY OF MARICOPA

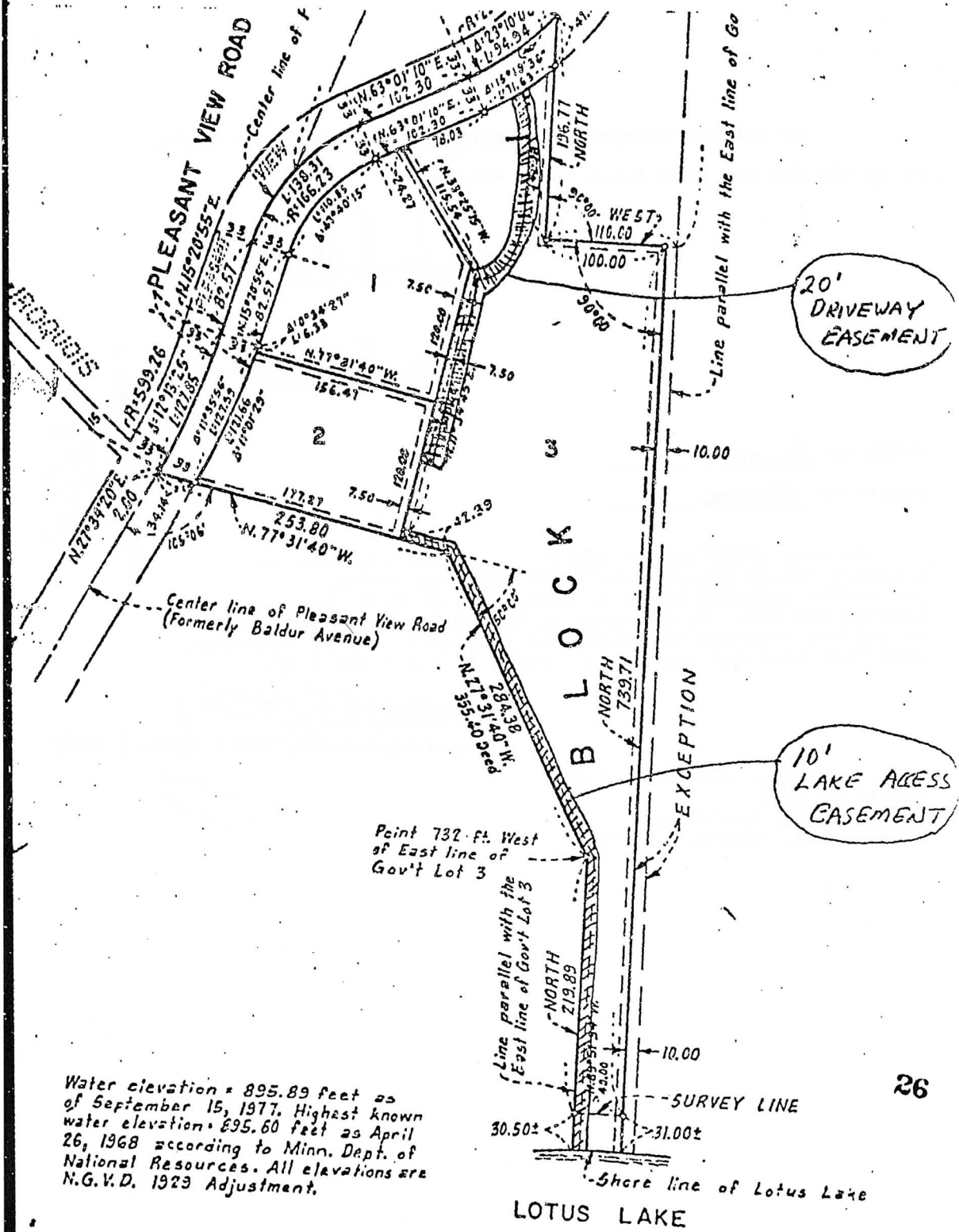
On this 22<sup>ND</sup> day of MAY, 1980, before me,  
a notary public within and for said County,  
personally appeared David A. Larson and Ilona K. Larson,  
husband and wife, to me known to be the persons described  
in and who executed the foregoing instrument and acknowledged  
that they executed the same as their free act and deed.

Raymond A. Holm  
Notary Public  
COMMISSION EXPIRES FEB 23, 1983

This instrument was drafted by:  
Ronald E. Lund  
814 Pillsbury Building  
Minneapolis, Minnesota 55402

KOHLRUSCH ABSTRACT & TITLE SERVICE, Inc.  
112 West 3rd Avenue  
Box 251  
Shakopee, Minnesota 55379  
6925-12





Water elevation = 895.89 feet as of September 15, 1977. Highest known water elevation = 895.60 feet as April 26, 1968 according to Minn. Dept. of National Resources. All elevations are N.G.V.D. 1923 Adjustment.

EXHIBIT A



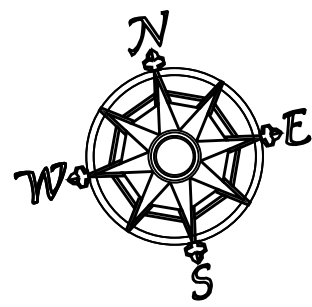
47458

OFFICE OF COUNTY RECORDER  
STATE OF MINNESOTA  
COUNTY OF CARVER

I hereby certify that the within instrument  
was filed for record in this office on the  
17th day of APRIL A. D. 1900 at 10 o'clock  
A. M. and was duly recorded in book  
100 page 237

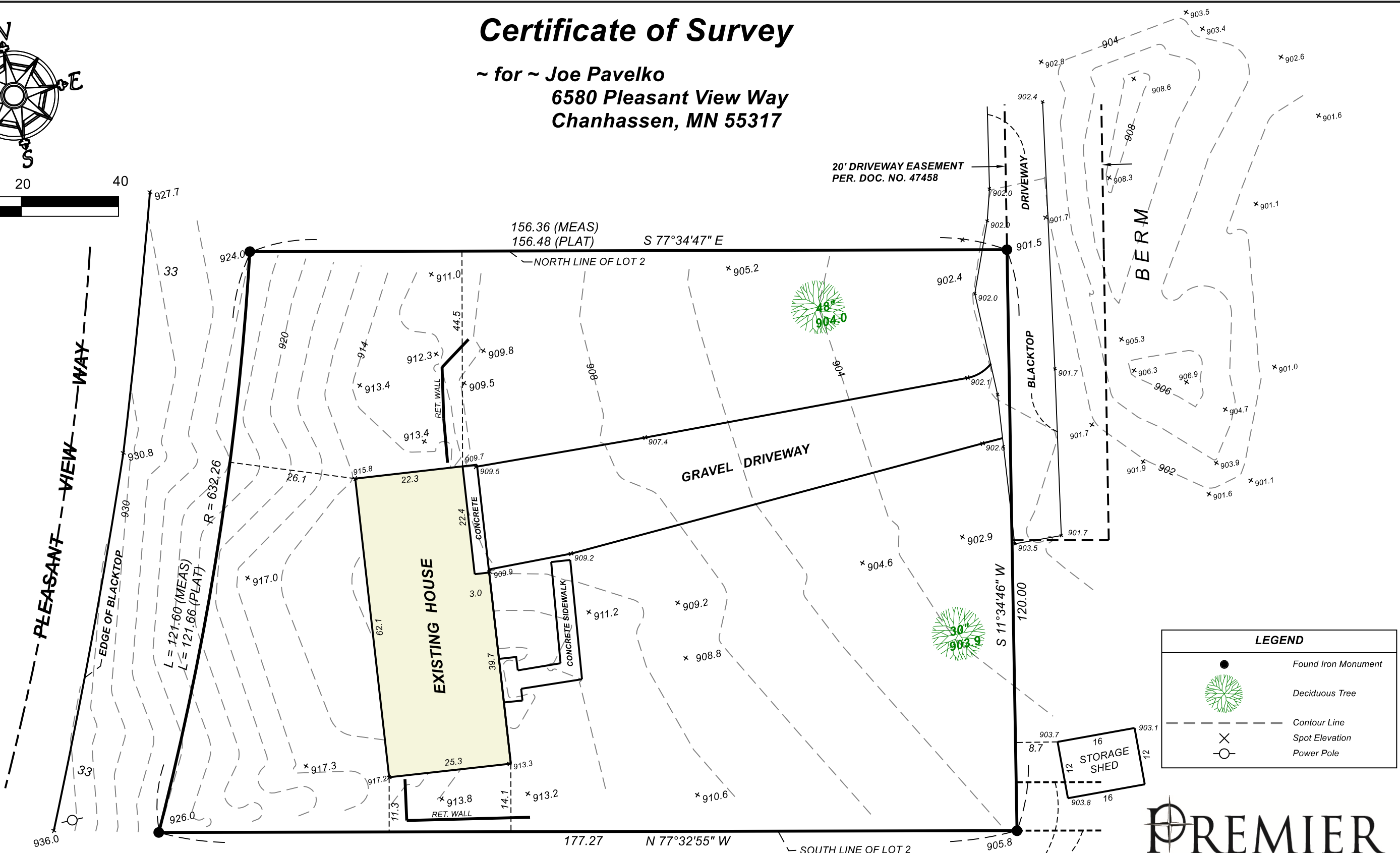
By Mary O. My County Recorder  
Deputy County Recorder

Kohlman



# Certificate of Survey

~ for ~ Joe Pavelko  
6580 Pleasant View Way  
Chanhassen, MN 55317



LEGEND	
	Found Iron Monument
	Deciduous Tree
	Contour Line
	Spot Elevation
	Power Pole

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische License No. 22703 Date 09/16/23

### DESCRIPTION OF PROPERTY:

Lot 2, Block 1, LARSON'S SUBDIVISION, Carver County, Minnesota. Subject to easements of record.

PROJ. #2291-00 NAVD88 Vertical Datum

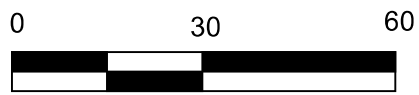
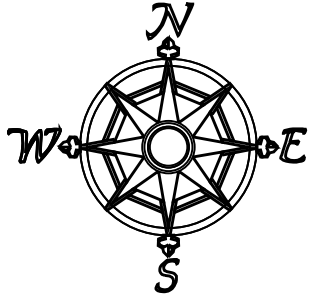
10' LAKE ACCESS EASEMENT  
PER. DOC. NO. 47458

**PREMIER**  
LAND SURVEYING, LLC

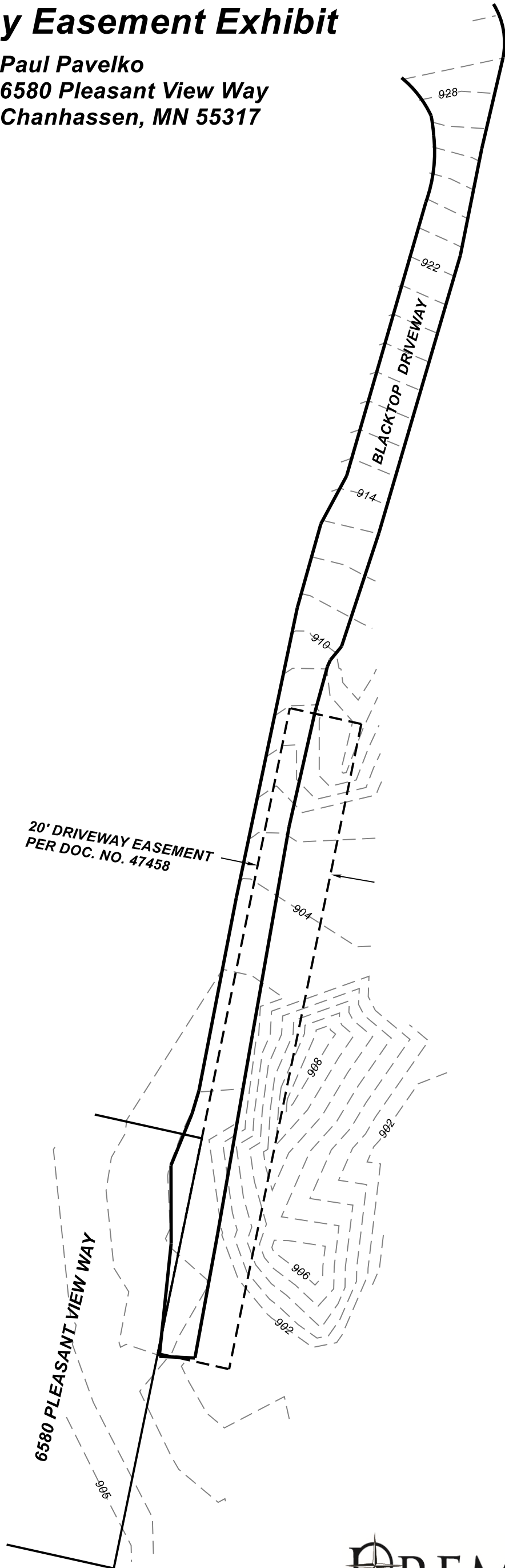
1600 Arboretum Blvd., Suite 203  
Victoria, MN 55386  
952-443-3010

# Driveway Easement Exhibit

~ for ~ Paul Pavelko  
6580 Pleasant View Way  
Chanhassen, MN 55317



SCALE IN FEET



LEGEND	
--	Contour Line

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Minnesota.

Steven V. Ische      22703      09/21/23  
Steven V. Ische      License No.      Date

PROJ. #2291-00 NAVD88 Vertical Datum

**PREMIER**  
LAND SURVEYING, LLC

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Victoria, MN 55386  
952-443-3010