

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 2 & 3,
SECTION 13, TOWNSHIP 140 NORTH, RANGE 30 WEST,
CASS COUNTY, MINNESOTA
A PRELIMINARY PLAT

OWNER & DEVELOPER

Bluwater Resort c/o Gary Haglund
2588 County 5 NW
Hackensack, MN 56452

SURVEYOR & ENGINEER

Northern Engineering & Consulting, Inc.
P.O. Box 292
Walker, MN 56484
ATTN: Terry L. Freeman

LEGAL DESCRIPTION

Part of Government Lots 2 and 3, Section 13, Township 140 North, Range 30 West, Cass County, Minnesota

ACCESS

Access to this property is via County Road No. 5.

TITLE

This property is abstract.

CONTOUR INFORMATION

Contours shown have been obtained using standard survey topographic methodologies. Contour interval is 2 feet as shown on this drawing.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 11 lots for commercial purposes. The commercial lots will support commercial improvements where vegetation and land alterations will occur for the construction of cabins, garages, drives, and other appropriate resort amenities.

SOIL DATUM

The Cass County Soils Survey indicates soil in the proposed platted area to be classified as "Menahga loamy sand, loamy substratum / Wards very fine sandy loam / Cuwaway loamy sand". These soils are reported to be "Well drained / Moderately well drained / Well drained" for septic tank and drainfield applications.

EROSION CONTROL PLAN

- All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment.
- Maximum vegetation along property lines and areas undisturbed by construction.
- No filling of ditching or areas.
- Silt fences shall be placed at edge of wetlands during construction.

UTILITIES

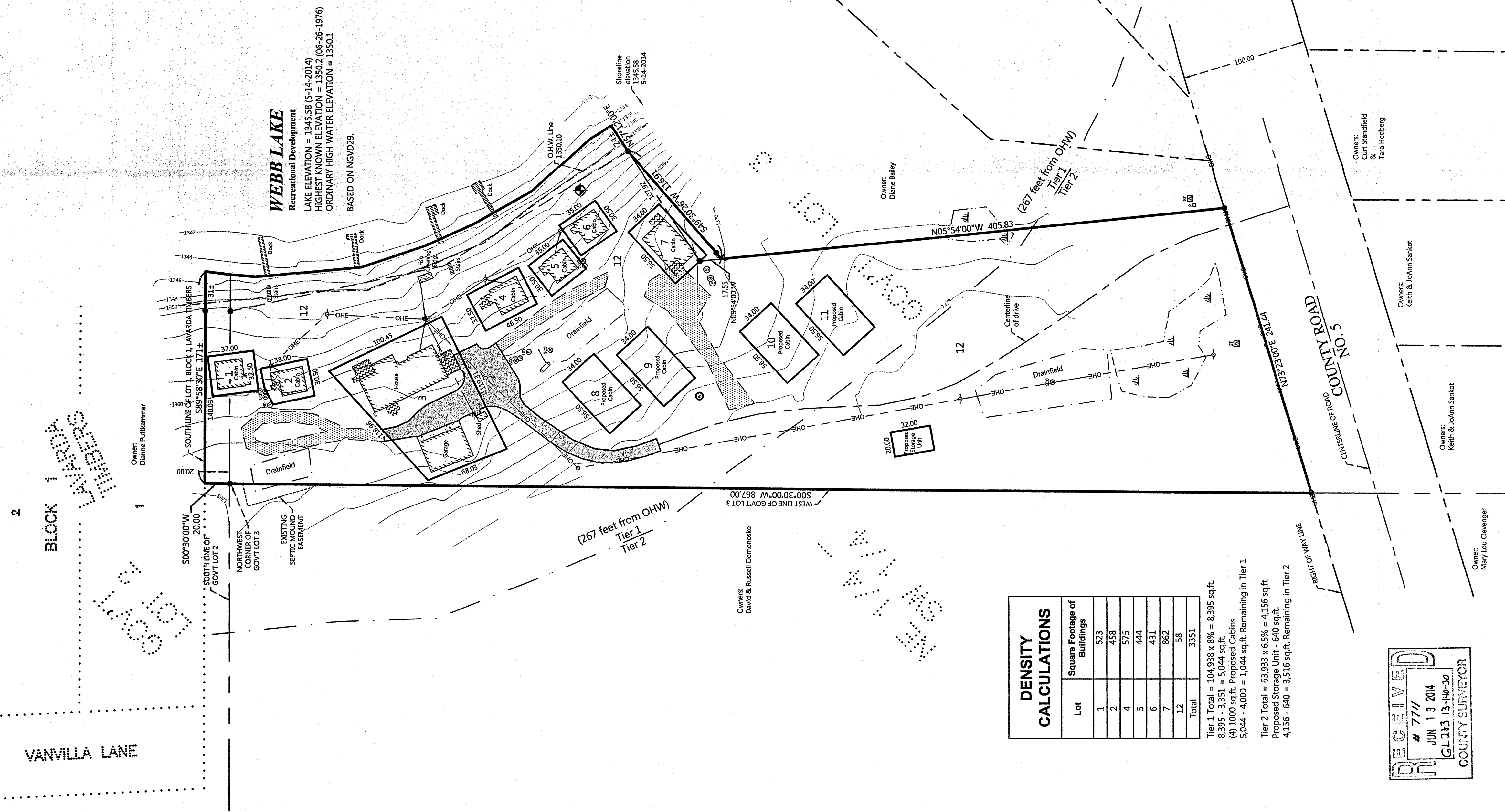
All lots have been designed large enough to allow for two (2) possible drainfield sites. Drainfield sites must meet all setback requirements as set forth in the county ordinance. Some lots may require around drainfield systems based on the soil conditions. All lots will be served by common wells for their water supply. Overhead electric is onsite.

ZONING

Current Land Use Classification is Water Oriented Commercial.

TOTAL ACREAGE

3.98+- acres



Lot	Square Footage of Buildings
1	523
2	458
4	575
5	444
6	431
7	862
12	58
Total	3351

Tier 1 Total = 104,938 x 8% = 8,395 sq.ft.
8,395 - 3,351 = 5,044 sq.ft.
(4) 1000 sq.ft. Proposed Cabins
5,044 - 4,000 = 1,044 sq.ft. Remaining in Tier 1

Tier 2 Total = 63,933 x 6.5% = 4,156 sq.ft.
Proposed Storage Unit - 640 sq.ft.
4,156 - 640 = 3,516 sq.ft. Remaining in Tier 2

RECEIVED
7711
JUN 13 2014
GL213 13-140-30
COUNTY SURVEYOR

LEGEND

- DENOTES IRON MONUMENT MARKED BY LICENSE NO. 21367
- DENOTES EXISTING PEDESTAL
- X DENOTES CALCULATED POSITION
- ⊗ DENOTES EXISTING SEPTIC CLEANSOUT & SEPTIC TANK LID
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEWER MANHOLE
- ⊖ DENOTES EXISTING UTILITY POLE
- ⊗ DENOTES OVERHEAD ELECTRIC LINE
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊖ DENOTES EXISTING ELECTRIC METER
- ⊗ DENOTES EXISTING LP TANK
- ⊙ DENOTES EDGE OF EXISTING GRAVEL
- ⊕ DENOTES EDGE OF EXISTING BITUMINOUS
- ⊖ DENOTES EDGE OF EXISTING DECK
- ⊗ DENOTES EXISTING INTERMEDIATE CONTOURS
- ⊙ DENOTES EXISTING INDEX CONTOURS
- ⊕ DENOTES DELINEATED (MAY 2014) BY Tara Heberg
- ⊖ BENCHMARK: 661 SPIKE IN EASTERLY SIDE OF A 12" TWIN OAK. ELEV. = 1366.65 BASED ON NGVD29.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 3 TO HAVE AN ASSIGNED BEARING OF S 00° 30' 00" W.



NO.	DATE	DESCRIPTION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
21367
LIC. NO. 21367

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JOB NO. 14-041
DATE: 05-30-2014
SHEET NO. 1 OF 1