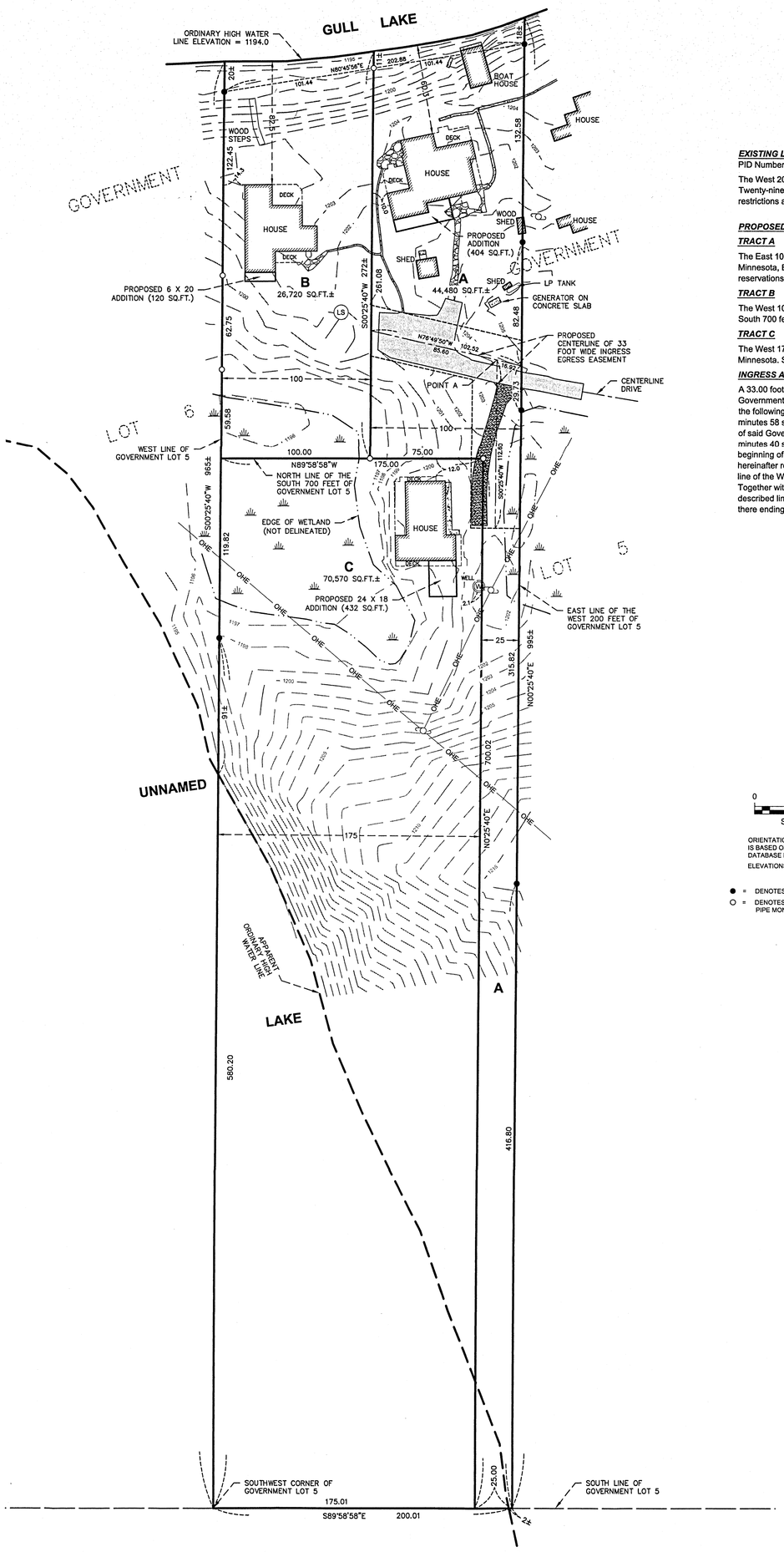
CERTIFICATE OF SURVEY

THE WEST 200 FEET OF GOVERNMENT LOT 5
SECTION 29, TOWNSHIP 134, RANGE 29,
CASS COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTION ACCORDING TO DOCUMENT NO. 303332

PID Numbers 87-029-3401 and 87-029-3418

The West 200 feet of Lot Five (5), Section Twenty-nine (29), Township One Hundred Thirty-four (134), Range Twenty-nine (29), Cass County, Minnesota, containing approximately five (5) acres, more or less. Subject to easements, restrictions and reservations of record, if any.

PROPOSED LEGAL DESCRIPTIONS

TRACT A

The East 100.00 feet of the West 200.00 feet of Government Lot 5, Section 29, Township 134, Range 29, Cass County, Minnesota, Except the West 175.00 feet of the South 700 feet of said Government Lot 5. Subject to easements, reservations or restrictions of record, if any.

TRACT B

The West 100.00 feet of Government Lot 5, Section 29, Township 134, Range 29, Cass County, Minnesota, Except the South 700 feet of said Government Lot 5. Subject to easements, reservations or restrictions of record, if any.

TRACT C

The West 175.00 feet of the South 700.00 feet of Government Lot 5, Section 29, Township 134, Range 29, Cass County, Minnesota. Subject to easements, reservations or restrictions of record, if any.

INGRESS AND EGRESS EASEMENT

A 33.00 foot wide easement for ingress and egress purposes over and across that part of the West 200.00 feet of Government Lot 5, Section 29, Township 134, Range 29, Cass County, Minnesota, which lies 16.50 feet on each side of the following described line: Commencing at the southwest corner of said Government Lot 5; thence South 89 degrees 58 minutes 58 seconds East, bearing based on Cass County Coordinate Database NAD 83, 200.01 feet along the south line of said Government Lot 5 to the east line of said West 200.00 feet of Government Lot 5; thence North 00 degrees 25 minutes 40 seconds East 762.35 feet along said east line of the West 200.00 feet of Government Lot 5 to the point of beginning of the line to be described; thence North 76 degrees 49 minutes 50 seconds West 16.92 feet to the point hereinafter referred to as Point A; thence continuing North 76 degrees 49 minutes 50 seconds West 85.60 feet to the east line of the West 100.00 feet of said Government Lot 5 and said line there ending.
Together with a 33.00 foot wide easement for ingress and egress which lies 16.50 feet on each side of the following described line: Beginning at said Point A; thence South 00 degrees 25 minutes 40 seconds West 112.60 feet and said line there ending.

NORTH

0 40 80

SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY COORDINATE DATABASE NAD 83

ELEVATIONS BASED ON NGVD 29 DATUM

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

= DENOTES CONCRETE SURFACE

= DENOTES GRAVEL SURFACE

= DENOTES PATIO ROCK SURFACE

= DENOTES BITUMINOUS SURFACE

OHE = DENOTES OVERHEAD ELECTRIC

= DENOTES WETLAND (NOT DELINEATED)

LS = DENOTES SEWER LIFT STATION

IMPERVIOUS CALCULATIONS (INCLUDE AREA ABOVE ORDINARY HIGH WATER FOR GULL LAKE AND UNNAMED LAKE)

TRACT A:
TOTAL AREA = 44,480 SQ.FT.±
IMPERVIOUS SURFACE = 7,283 SQ.FT.
7,283 / 44,480 = 0.1637 = 16.4% IMPERVIOUS COVERAGE
PROPOSED ADDITION CALCULATIONS =
7,687 / 44480 = 0.1728 = 17.3% IMPERVIOUS COVERAGE

TRACT B:
TOTAL AREA = 26,720 SQ.FT. ±
IMPERVIOUS SURFACE = 2,409 SQ.FT.
2,409 / 26,720 = 0.0902 = 9.0% IMPERVIOUS COVERAGE
PROPOSED ADDITION CALCULATIONS =
2,529 / 26,720 = 0.0946 = 9.5% IMPERVIOUS COVERAGE

TRACT C:
TOTAL AREA = 70,570 SQ.FT.±
IMPERVIOUS SURFACE = 2,631 SQ.FT.
2,631 / 70,570 = 0.0373 = 3.7% IMPERVIOUS COVERAGE
PROPOSED ADDITION CALCULATIONS =
3,063 / 70,570 = 0.0434 = 4.3% IMPERVIOUS COVERAGE

NOTE: IMPERVIOUS SURFACE INCLUDES BITUMINOUS, CONCRETE, GRAVEL, PATIO ROCKS, BUILDINGS AND DECKS

SURVEYOR'S NOTES:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

9/27/2016

RECEIVED
8032
SEP 30 2016
GL 5 29-134-29
COUNTY SURVEYOR

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DATE: 9-27-16	DATE	AMENDMENTS	BY	PREPARED FOR: DOLF SIMONS	WIDSETH SMITH NOLTING
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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	Engineering | Architecture | Surveying | Environmental
DRAWN BY: CMN					
CHECKED BY: CMC					
FILE NUMBER: 293B2171				CHAD M. CONNER DATE: 9-28-16 LIC. NO. 41643	