

CERTIFICATE OF SURVEY

LOT 16, PEACEFUL VALLEY,
SECTION 10, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA
AREA = 26,591 SQ. FT. ± / 0.6 ACRES ±

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000628797

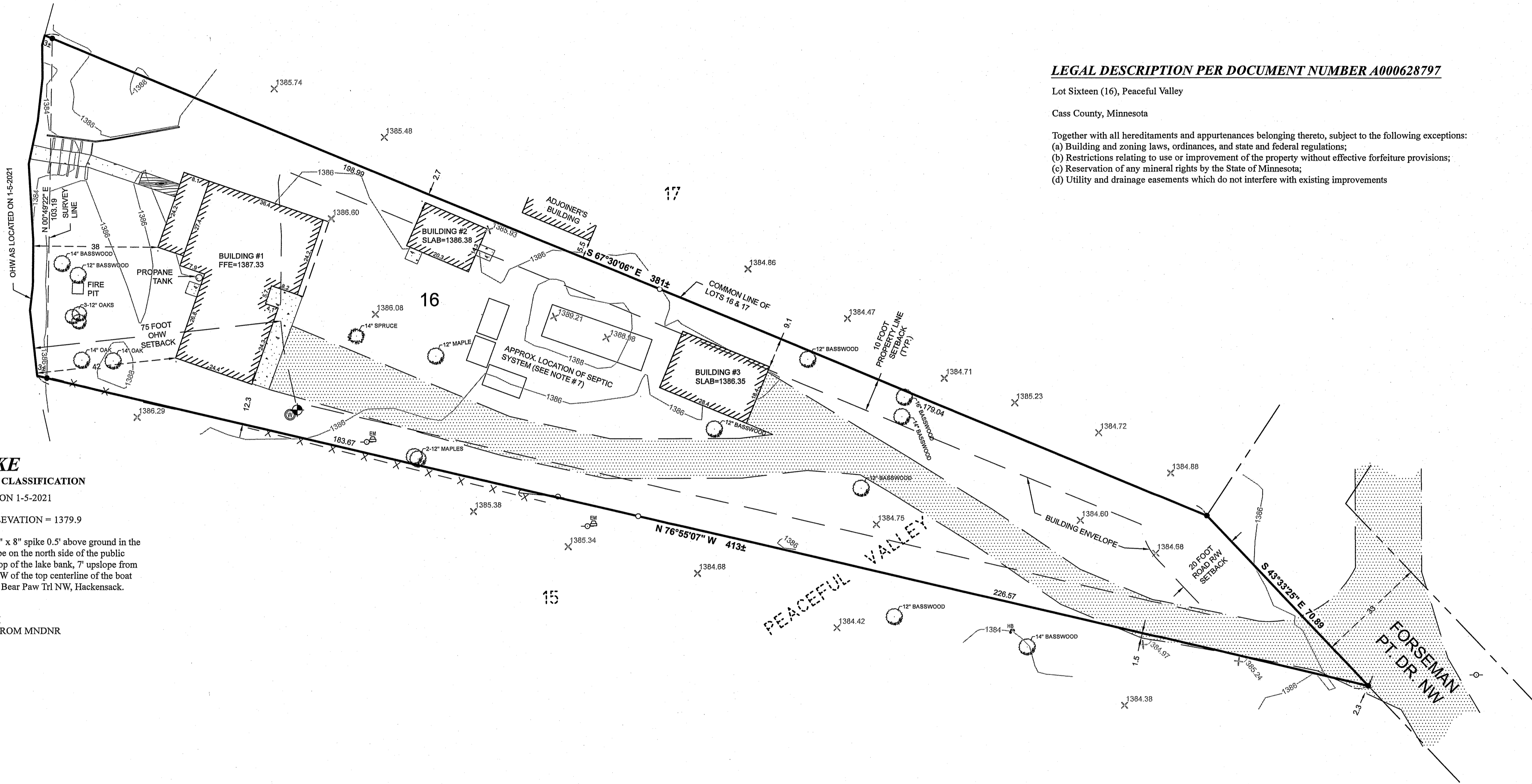
Lot Sixteen (16), Peaceful Valley
Cass County, Minnesota

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:
(a) Building and zoning laws, ordinances, and state and federal regulations;
(b) Restrictions relating to use or improvement of the property without effective forfeiture provisions;
(c) Reservation of any mineral rights by the State of Minnesota;
(d) Utility and drainage easements which do not interfere with existing improvements

LEGEND

- X — X — DENOTES EXISTING FENCE LINE
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- 1200 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- 10' W. PINE DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- 10' OAK DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING HIGH POINT OF WELL
- ELEV. = 1388.02
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE COMMON LINE OF LOTS 16 & 17 TO HAVE AN ASSUMED BEARING OF S 67°30'06" E.



TEN MILE LAKE
GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1379.51 ON 1-5-2021
ORDINARY HIGH WATER ELEVATION = 1379.9

BENCHMARK: Horizontal 3/8" x 8" spike 0.5' above ground in the NE side of a 1.3' oak, on the slope on the north side of the public access area, 65' westerly of the top of the lake bank, 7' upslope from the toe of the slope and 133' NNW of the top centerline of the boat ramp, at the public access, 6420 Bear Paw Tri NW, Hackensack. Elevation = 1387.02

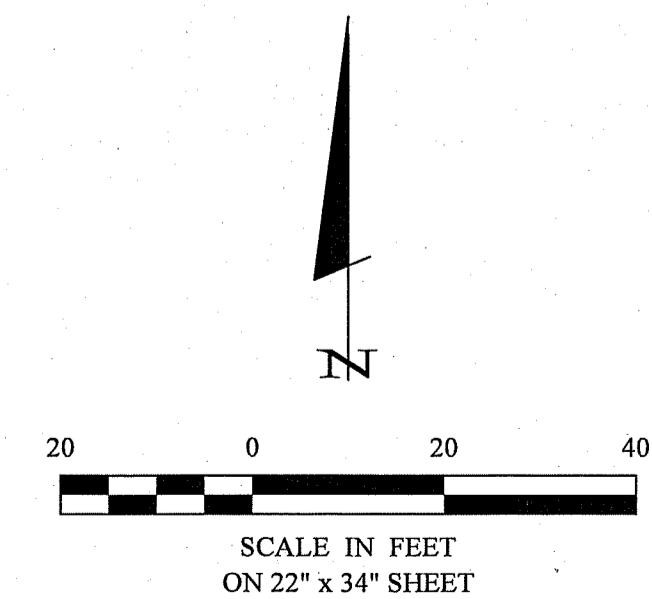
BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

NOTES:

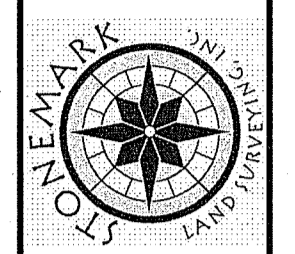
1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 1-5-2021.
2. Zoning for subject tract = "Shoreland Residential".
3. There are no bluffs within surveyed property.
4. Parcel ID of subject parcel: 16-382-0160.
5. The property address of subject parcel: 4079 Forseman Pt Dr NW.
6. There was a snow depth of 6"± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.
7. Approximate location of septic system per sketch prepared by Northland Septic Maintenance Company.
8. The plat of PEACEFUL VALLEY shows a wetland on Lot 16. Further review by a wetland delineator is recommended to determine if there are any wetlands on the property prior to any construction.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building #1	1,811	26,591	6.8%
Building #2	292	26,591	1.1%
Building #3	521	26,591	2.0%
Concrete	385	26,591	1.4%
Deck	48	26,591	0.2%
Gravel	4,705	26,591	17.7%
Total	7,762	26,591	29.2%



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Pequot Lakes, MN 56472
218-568-4940
www.stonemarkersurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Cynthia M. Hilde
CYNTHIA M. HILDE PLS#4481
DATE: 1-20-21 LIC. NO. 44381

REVISIONS	DESCRIPTION	DATE

PROJECT NO.:	20406
FILE NAME:	C20406.dwg
FIELD BOOK:	BOOK 460 PG. 60
DATE:	1-20-2021
SCALE:	1"=20'
HORIZ.:	1"=20'
VERT.:	NONE

PROJECT MANAGER:	OMH
CHECKED BY:	CMH
DRAWN BY:	RJF

CERTIFICATE OF SURVEY
Nor-Son
7900 Hastings Road
Baxter, MN 56425
SHEET
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