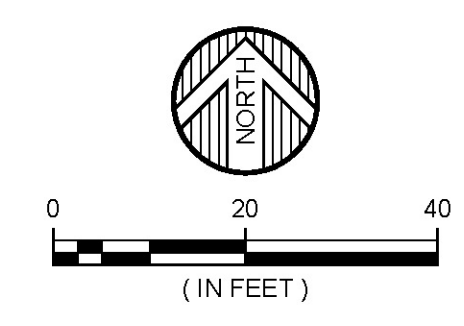
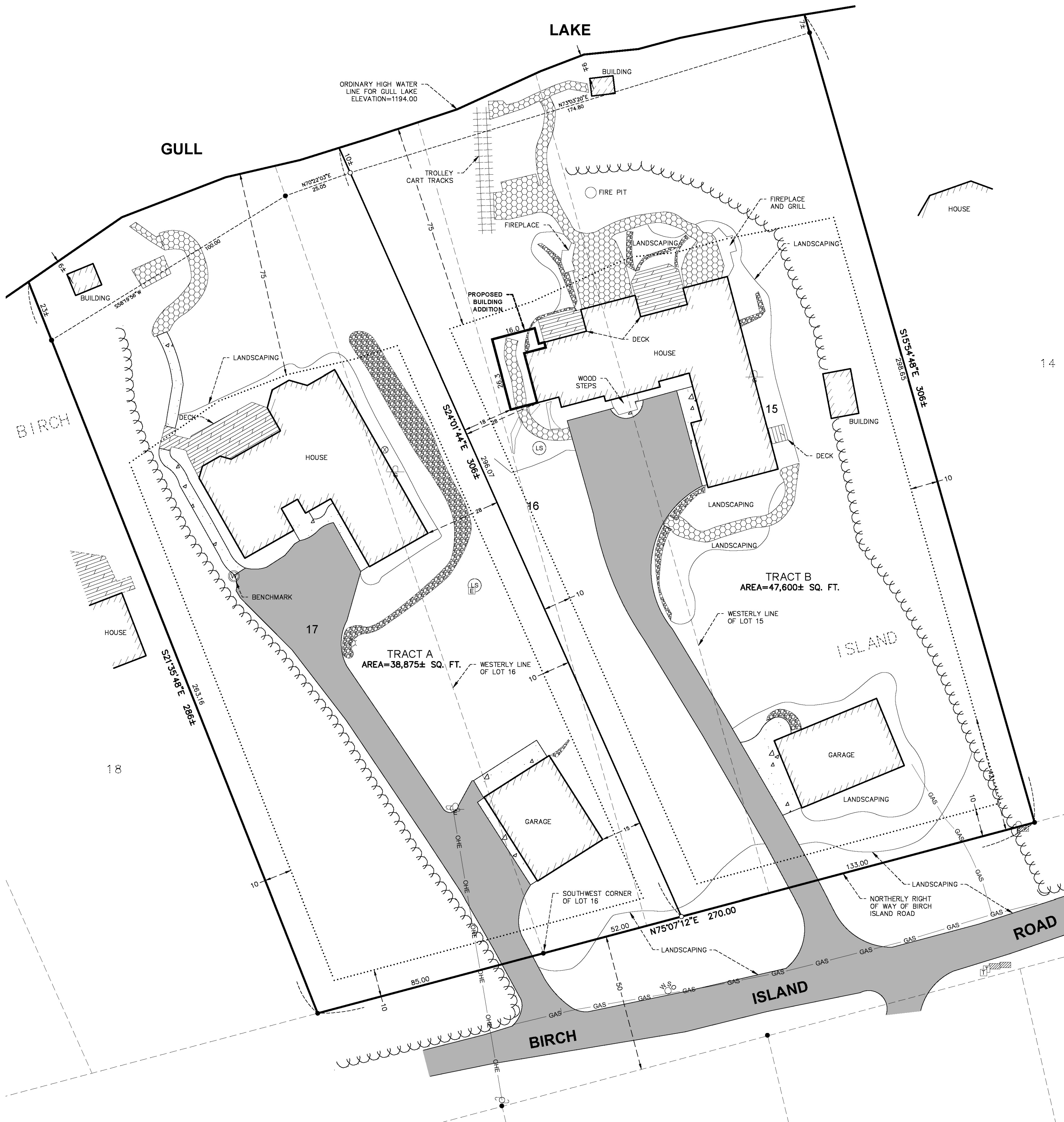


CERTIFICATE OF SURVEY

LOTS 15-17, BIRCH ISLAND,
SECTION 29, TOWNSHIP 134, RANGE 29,
CASS COUNTY, MINNESOTA



- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BENCHMARK IS THE TOP OF WELL ON LOT 17. ELEVATION = 1216.29
- = DENOTES FOUND IRON MONUMENT
 - = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS #41643
 - (LS) = DENOTES SANITARY ACCESS COVER
 - ⊗ = DENOTES SANITARY SEWER CLEANOUT
 - (W) = DENOTES WELL
 - ⊕ = DENOTES SANITARY CURB STOP
 - ⊞ = DENOTES ELECTRIC PEDESTAL
 - ⊞ = DENOTES ELECTRIC METER
 - ⊞ = DENOTES LIGHT POLE
 - ⊞ = DENOTES POWER POLE
 - ⊞ = DENOTES TRANSFORMER
 - ⊞ = DENOTES GAS METER
 - ⊞ = DENOTES TELECOMMUNICATIONS PEDESTAL
 - GAS — = DENOTES UNDERGROUND GAS LINE
 - OHE — = DENOTES OVERHEAD ELECTRIC LINE
 - ▒ = DENOTES BITUMINOUS SURFACE
 - △ = DENOTES CONCRETE SURFACE
 - ⊞ = DENOTES LANDSCAPE PAVER SURFACE
 - ⊞ = DENOTES ROCK RETAINING WALL

EXISTING LEGAL DESCRIPTION (According to Doc. No. A000532640):

Lot 15 and the Easterly Half of Lot 16, Birch Island, Cass County, Minnesota. Said Easterly Half created by a line lying parallel to the common line between Lots 15 and 16.

EXISTING LEGAL DESCRIPTION (According to Doc. No. A000643430):

Lot 17, Birch Island; and the Westerly one-half of Lot 16, Birch Island; said Westerly one-half created by a line lying parallel to the common line between Lots 15 and 16.

PROPOSED LEGAL DESCRIPTIONS:

Tract A

Lot 17 and that part of Lot 16, BIRCH ISLAND, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, lying westerly of the following described line: Commencing at the southwest corner of said Lot 16; thence North 75 degrees 07 minutes 12 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 52.00 feet along the northerly right of way of Birch Island Road, said BIRCH ISLAND, to the point of beginning of the line to be described; thence North 24 degrees 01 minutes 44 seconds West 306 feet, more or less, to the shore of Gull lake, and said line there terminating. Subject to easements, reservations or restrictions of record, if any.

Tract B

Lot 15 and that part of Lot 16, BIRCH ISLAND, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, lying easterly of the following described line: Commencing at the southwest corner of said Lot 16; thence North 75 degrees 07 minutes 12 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 52.00 feet along the northerly right of way of Birch Island Road, said BIRCH ISLAND, to the point of beginning of the line to be described; thence North 24 degrees 01 minutes 44 seconds West 306 feet, more or less, to the shore of Gull lake, and said line there terminating. Subject to easements, reservations or restrictions of record, if any.

SURVEYOR'S NOTES:

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

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACIES OF THE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

THERE ARE NO BLUFFS ON THE SUBJECT PROPERTY.

SETBACKS ARE ACCORDING TO THE CITY OF EAST GULL LAKE CITY CODE.

THE PURPOSE OF THIS SURVEY IS FOR A LOT LINE ADJUSTMENT SUBMITTAL TO THE CITY OF EAST GULL LAKE.

THE SUBJECT PROPERTY IS SERVED WITH THE CITY OF EAST GULL LAKE MUNICIPAL SANITARY SEWER.

IMPERVIOUS CALCULATIONS (FOLLOWING LOT LINE ADJUSTMENT):

TRACT A	TRACT B
TOTAL AREA = 38,875± SQ.FT. (0.89 ACRES)	TOTAL AREA = 47,600± SQ.FT. (1.09 ACRES)
EXISTING CONDITIONS: IMPERVIOUS COVERAGE = 9,271 SQ.FT IMPERVIOUS PERCENTAGE = 23.9 % (9,271 / 38,875 = 0.2385)	EXISTING CONDITIONS: IMPERVIOUS COVERAGE = 10,868 SQ.FT IMPERVIOUS PERCENTAGE = 22.8 % (10,868 / 47,600 = 0.2283)
PROPOSED CONDITIONS: IMPERVIOUS COVERAGE = 11,182 SQ.FT IMPERVIOUS PERCENTAGE = 28.5 % (11,182 / 38,875 = 0.285)	PROPOSED CONDITIONS: IMPERVIOUS COVERAGE = 11,182 SQ.FT IMPERVIOUS PERCENTAGE = 23.5 % (11,182 / 47,600 = 0.2349)

DATE: NOVEMBER 15, 2019	DATE:	AMENDMENTS:	BY:	PREPARED FOR: CRAIG CONLON
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. CHAD M. CONNER DATE: 11-15-2019 LIC. NO. 41643
DRAWN BY: CPS				
CHECKED BY: CMC				
FILE NUMBER: 2019-13118				

© 2019 WIDSETH SMITH NOLTING

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental