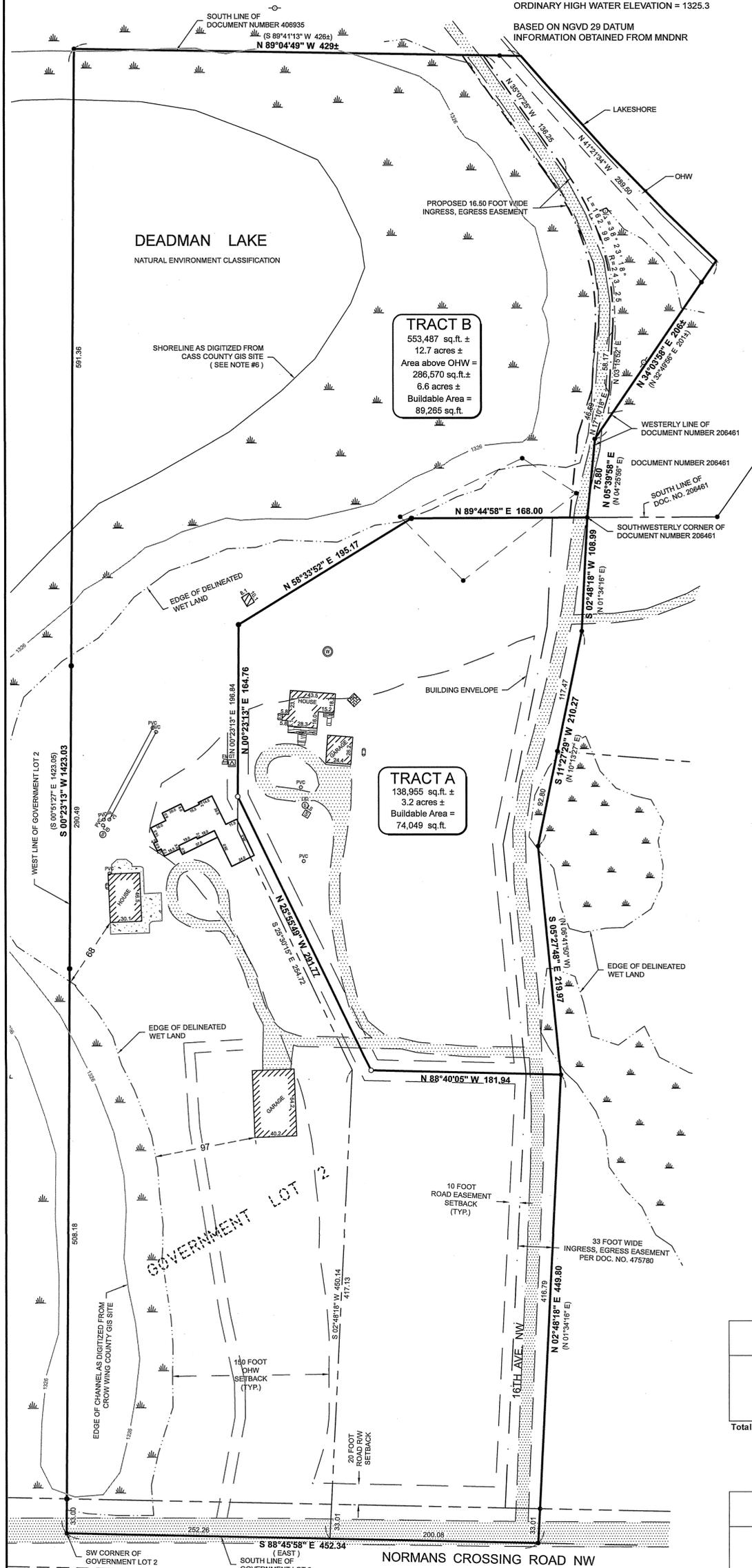


CERTIFICATE OF SURVEY

**PART OF GOVERNMENT LOT 2,
SECTION 28, TOWNSHIP 139 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA.**

LAKE ADA
RECREATIONAL DEVELOPMENT CLASSIFICATION
ORDINARY HIGH WATER ELEVATION = 1325.3

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



TRACT B
553,487 sq. ft. ±
12.7 acres ±
Area above OHW =
286,570 sq. ft. ±
6.6 acres ±
Buildable Area =
89,265 sq. ft.

TRACT A
138,955 sq. ft. ±
3.2 acres ±
Buildable Area =
74,049 sq. ft.

LEGAL DESCRIPTION PROVIDED BY CLIENT

That part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: Beginning at the southwest corner of said Government Lot 2; thence on an assumed bearing of East along the South line thereof 452.34 feet; thence North 01 degrees 34 minutes 16 seconds East 449.80 feet; thence North 02 degrees 48 minutes 18 seconds East 219.97 feet; thence North 10 degrees 13 minutes 27 seconds East 210.27 feet; thence North 01 degrees 34 minutes 16 seconds East 108.99 feet to the southwest corner of tract described in Document #206461 recorded in said County; thence North 04 degrees 25 minutes 56 seconds East 75.80 feet along westerly line of said tract described in Document #206461; thence North 32 degrees 49 minutes 56 seconds East 201 feet, more or less, along westerly line of said tract described in Document #1206461 to the shore of Lake Ada; thence northeasterly along said shore to the intersection with the South line of tract described in Document #406935 recorded in said County; thence South 89 degrees 41 minutes 13 seconds West along said South line 426 feet, more or less, to the West line said Government Lot 2; thence South 00 degree 51 minutes 27 seconds East along said West line 1423.05 feet to the point of beginning.
EXCEPT
Document Number A000671274

Subject to and together with Normans Crossing Road, existing roadway and driveway, utility easements, easements, restrictions, and reservations of record.

And subject to and together with an easement for ingress and egress 33.00 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence East, assumed bearing along the South line thereof 452.34 feet to the point of beginning of said easterly line; thence North 01 degrees 34 minutes 16 seconds East 449.80 feet; thence North 02 degrees 48 minutes 18 seconds East 219.97 feet; thence North 10 degrees 13 minutes 27 seconds East 210.27 feet; thence North 01 degree 34 minutes 16 seconds East 108.99 feet and said line and easement there terminating.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000671274

That part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence South 88 degrees 45 minutes 58 seconds East, assumed bearing, along the south line of said Government Lot 2 for a distance of 452.34 feet; thence North 02 degrees 48 minutes 18 seconds East 449.80 feet; thence North 05 degrees 27 minutes 48 seconds West 219.97 feet; thence North 11 degrees 27 minutes 29 seconds East 210.27 feet; thence North 02 degrees 48 minutes 18 seconds East 108.99 feet to the southwest corner of tract described in Document #206461 recorded in said county; thence North 05 degrees 39 minutes 58 seconds East along the westerly line of said tract described in Document #206461 for a distance of 75.80 feet to the point of beginning of the tract to be herein described; thence reversing South 05 degrees 39 minutes 58 seconds West 75.80 feet; thence South 89 degrees 44 minutes 58 seconds West 168.00 feet; thence South 58 degrees 33 minutes 52 seconds West 195.17 feet; thence South 00 degrees 23 minutes 13 seconds West 196.84 feet; thence South 25 degrees 30 minutes 15 seconds East 254.72 feet; thence South 02 degrees 48 minutes 18 seconds West 450.14 feet to said south line; thence North 88 degrees 45 minutes 58 seconds West along said south line 252.26 feet to said southwest corner; thence North 00 degrees 23 minutes 13 seconds East along the west line of said Government Lot 2 for a distance of 1423.03 feet to the south line of tract described in Document #406935 recorded in said county; thence South 89 degrees 04 minutes 49 seconds East along the south line of said tract described in Document #406935 for a distance of 429 feet, more or less, to the shoreline of Lake Ada; thence southeasterly along said shoreline to the intersection with a line bearing North 34 degrees 03 minutes 58 seconds East from the point of beginning; thence South 34 degrees 03 minutes 58 seconds West 206 feet, more or less, to the point of beginning.

Subject to and together with Normans Crossing Road NW, existing roadway and driveway, utility easements, easements, restrictions, and reservations of record.

And subject to and together with an easement for ingress and egress 33.00 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence East, assumed bearing along the South line thereof 452.34 feet to the point of beginning of said easterly line; thence North 01 degrees 34 minutes 16 seconds East 449.80 feet; thence North 02 degrees 48 minutes 18 seconds East 219.97 feet; thence North 10 degrees 13 minutes 27 seconds East 210.27 feet; thence North 01 degree 34 minutes 16 seconds East 108.99 feet and said line and easement there terminating.

Also subject to and together with an easement for ingress and egress 16.50 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence South 88 degrees 45 minutes 58 seconds East, assumed bearing, along the south line of said Government Lot 2 for a distance of 452.34 feet; thence North 02 degrees 48 minutes 18 seconds East 449.80 feet; thence North 05 degrees 27 minutes 48 seconds West 219.97 feet; thence North 11 degrees 27 minutes 29 seconds East 210.27 feet; thence North 02 degrees 48 minutes 18 seconds East 108.99 feet to the southwest corner of tract described in Document #206461 recorded in said county being the point of beginning of the easterly line to be herein described; thence North 05 degrees 39 minutes 58 seconds East along the westerly line of said tract described in Document #206461 for a distance of 75.80 feet; thence North 17 degrees 10 minutes 18 seconds East 46.59 feet; thence North 03 degrees 15 minutes 52 seconds East 58.17 feet; thence northwesterly 162.98 feet along a tangential curve concave southwesterly having a radius of 243.25 feet and a central angle of 38 degrees 23 minutes 18 seconds; thence North 35 degrees 07 minutes 25 seconds West tangent to said curve 136.25 feet to the south line of tract described in Document #406935 recorded in said county and said described line there terminating. The westerly sideline shall be prolonged or shortened to terminate on a line bearing South 89 degrees 44 minutes 58 seconds West from the point of beginning and on said south line of tract described in Document #406935.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: Commencing at the southwest corner of said Government Lot 2; thence South 88 degrees 45 minutes 58 seconds East, assumed bearing, along the south line of said Government Lot 2 for a distance of 452.34 feet; thence North 02 degrees 48 minutes 18 seconds East 449.80 feet; thence North 25 degrees 55 minutes 49 seconds West 291.77 feet; thence North 00 degrees 23 minutes 13 seconds East 164.76 feet; thence North 58 degrees 33 minutes 52 seconds East 195.17 feet; thence North 89 degrees 44 minutes 58 seconds East 168.00 feet to the southwest corner of tract described in Document Number 206461 recorded in said county; thence South 02 degrees 48 minutes 18 seconds West 108.99 feet; thence South 11 degrees 27 minutes 29 seconds West 210.27 feet to the intersection with a line bearing North 05 degrees 27 minutes 48 seconds West from the point of beginning; thence South 05 degrees 27 minutes 48 seconds East 219.97 feet, more or less, to the point of beginning.

Subject to and together with Normans Crossing Road NW, existing roadway and driveway, utility easements, easements, restrictions, and reservations of record.

And subject to and together with an easement for ingress and egress 33.00 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence East, assumed bearing along the South line thereof 452.34 feet to the point of beginning of said easterly line; thence North 01 degrees 34 minutes 16 seconds East 449.80 feet; thence North 02 degrees 48 minutes 18 seconds East 219.97 feet; thence North 10 degrees 13 minutes 27 seconds East 210.27 feet; thence North 01 degree 34 minutes 16 seconds East 108.99 feet and said line and easement there terminating.

TRACT B
That part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota described as follows: Beginning at the southwest corner of said Government Lot 2; thence South 88 degrees 45 minutes 58 seconds East, assumed bearing, along the south line of said Government Lot 2 for a distance of 452.34 feet; thence North 02 degrees 48 minutes 18 seconds East 449.80 feet; thence North 88 degrees 40 minutes 05 seconds West 181.94 feet; thence North 25 degrees 55 minutes 49 seconds West 291.77 feet; thence North 00 degrees 23 minutes 13 seconds East 164.76 feet; thence North 58 degrees 33 minutes 52 seconds East 195.17 feet; thence North 89 degrees 44 minutes 58 seconds East 168.00 feet to the southwest corner of tract described in Document Number 206461 recorded in said county; thence North 05 degrees 39 minutes 58 seconds East along the westerly line of said tract described in Document Number 206461 for a distance of 75.80 feet; thence North 34 degrees 03 minutes 58 seconds East along said westerly line 206 feet, more or less, to the shoreline of Lake Ada; thence northwesterly along said shoreline to the south line of tract described in Document Number 406935 recorded in said county; thence North 89 degrees 04 minutes 49 seconds West along the south line of said tract described in Document Number 406935 for a distance of 429 feet, more or less, to the west line of said Government Lot 2; thence South 00 degrees 23 minutes 13 seconds West along said last described west line 1423.03 feet, more or less, to the point of beginning.

Subject to and together with Normans Crossing Road NW, existing roadway and driveway, utility easements, easements, restrictions, and reservations of record.

And subject to and together with an easement for ingress and egress 33.00 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence East, assumed bearing along the South line thereof 452.34 feet to the point of beginning of said easterly line; thence North 01 degrees 34 minutes 16 seconds East 449.80 feet; thence North 02 degrees 48 minutes 18 seconds East 219.97 feet; thence North 10 degrees 13 minutes 27 seconds East 210.27 feet; thence North 01 degree 34 minutes 16 seconds East 108.99 feet and said line and easement there terminating.

Also subject to and together with an easement for ingress and egress 16.50 feet in width over and across part of Government Lot 2, Section 28, Township 139 North, Range 29 West, Cass County, Minnesota, the easterly line thereof described as follows: Commencing at the southwest corner of said Government Lot 2; thence South 88 degrees 45 minutes 58 seconds East, assumed bearing, along the south line of said Government Lot 2 for a distance of 452.34 feet; thence North 02 degrees 48 minutes 18 seconds East 449.80 feet; thence North 05 degrees 27 minutes 48 seconds West 219.97 feet; thence North 11 degrees 27 minutes 29 seconds East 210.27 feet; thence North 02 degrees 48 minutes 18 seconds East 108.99 feet to the southwest corner of tract described in Document #206461 recorded in said county being the point of beginning of the easterly line to be herein described; thence North 05 degrees 39 minutes 58 seconds East along the westerly line of said tract described in Document #206461 for a distance of 75.80 feet; thence North 17 degrees 10 minutes 18 seconds East 46.59 feet; thence North 03 degrees 15 minutes 52 seconds East 58.17 feet; thence northwesterly 162.98 feet along a tangential curve concave southwesterly having a radius of 243.25 feet and a central angle of 38 degrees 23 minutes 18 seconds; thence North 35 degrees 07 minutes 25 seconds West tangent to said curve 136.25 feet to the south line of tract described in Document #406935 recorded in said county and said described line there terminating.

The westerly sideline shall be prolonged or shortened to terminate on a line bearing South 89 degrees 44 minutes 58 seconds West from the point of beginning and on said south line of tract described in Document #406935.

IMPERVIOUS CALCULATIONS

EXISTING TRACT A	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,283	138,955	0.9%
Garage	640	138,955	0.5%
Decks	340	138,955	0.2%
Concrete & Pavers	149	138,955	0.1%
Gravel	13,769	138,955	9.9%
Total	16,181	138,955	11.6%

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES WET LAND(S)
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING LP TANK
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES PLAT AND/OR DEEDED MEASURE (123.45)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

IMPERVIOUS CALCULATIONS

EXISTING TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,400	279,350	0.5%
Garage & Shed	2,665	279,350	1.0%
Concrete	1,335	279,350	0.5%
Gravel	14,210	279,350	5.1%
Total	19,610	279,350	7.0%

Net Area = Total area less Road R/W and less Deadman Lake

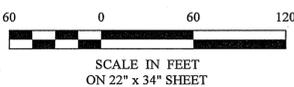
IMPERVIOUS CALCULATIONS

PROPOSED TRACT B	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	1,400	279,350	0.5%
Garage & Shed	2,665	279,350	1.0%
Concrete	1,335	279,350	0.5%
Gravel	14,210	279,350	5.1%
Proposed House	3,311	279,350	1.2%
Total	22,941	279,350	8.2%

Net Area = Total area less Road R/W and less Deadman Lake

NOTES:

- Zoning for subject tract = "Shoreland Residential".
- There are no bluffs within surveyed property.
- Wetland delineation was completed on 7-13-2015, by Ben Meister, Meister Environmental, LLC, Certification Number 1031.
- Parcel ID of subject parcel: 32-028-3323 & 32-028-3328.
- The property address of subject parcel: 429 16th Ave NW & 425 16th Ave NW.
- The MNDNR has not determined an official Ordinary High Water (O.H.W.) elevation for Deadman Lake. MNDNR has directed the use of wetland edge as OHW as shown.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.



SCALE IN FEET
ON 22" x 34" SHEET

SHEET 1 OF 1 Bret Arones 429 16th Ave NW Pine River, MN 56474	PROJECT MANAGER: CMH	PROJECT No.: 15233-2	DATE: 7-20-2022	REVISIONS DESCRIPTION DATE BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. Cynthia M. Hidde CYNTHIA M. HIDDE PLS#44881 DATE 7/20/22 LIC. NO. 44881	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	CHECKED BY: CMH	FILE NAME: C15233-3.dwg	SCALE: HORIZ. 1" = 60' VERT. NONE	DATE BY		