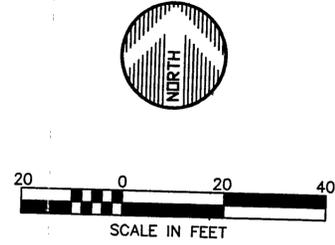
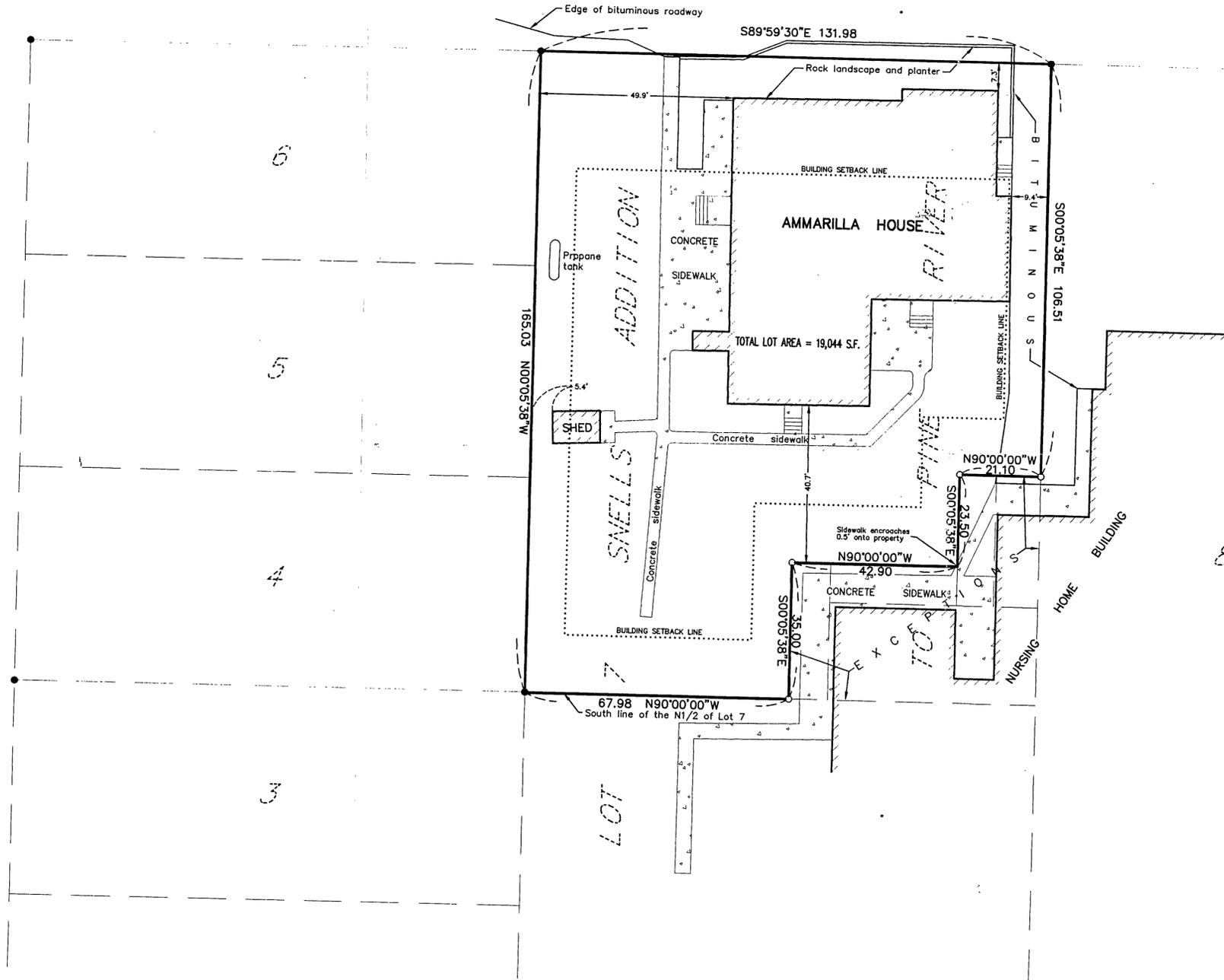


# CERTIFICATE OF SURVEY

PART OF LOT 7, SNELLS ADDITION TO PINE RIVER  
IN THE NW1/4 SECTION 31, T138N, R29W  
CASS COUNTY, MINNESOTA

## SNELL AVENUE



BEARINGS BASED ON ASSUMED DATUM  
● = IRON MONUMENT FOUND  
○ = IRON MONUMENT SET  
EXISTING IMPERVIOUS COVER = 40.8%

NOTE: ACCORDING TO THE CITY OF PINE RIVER EXISTING ZONING = R-2  
THE MAXIMUM IMPERVIOUS SURFACE FOR R-2 ZONING = 30%  
BUILDING SETBACKS FOR R-2 ZONING ARE AS FOLLOWS:  
FRONT YARD = 30 FEET  
SIDE YARD = 10 FEET  
CORNER SIDE YARD = 15 FEET  
REAR YARD = 15 FEET  
MAXIMUM BUILDING HEIGHT = 25 FEET

LEGAL DESCRIPTION BY OTHERS:  
The North Half of Lot Seven (7), Snell's Addition to the City of Pine River, according to the duly recorded map or plat thereof now on file and of record in the office of the County Recorder of Cass County, Minnesota, EXCEPT the South 25 feet of the East 54 feet thereof, and EXCEPT the North 20 feet of the South 45 feet of the East 11.5 feet of the North Half of Lot 7, Snell's Addition to the City of Pine River, LESS the North 13.50 feet of the South 58.50 feet of the East 11.50 feet of the North Half of Lot 7.  
ALSO Excepting the following described parcels:  
The North 33.50 feet of the South 58.50 feet of the West 9.60 feet of the East 21.10 feet of the North Half of said Lot 7; ALSO the North 10.00 feet of the South 35.00 feet of the West 32.90 feet of the East 54.00 feet of the North Half of said Lot 7; ALSO the South 35.00 feet of the West 10.00 feet of the East of the East 64.00 feet of the North Half of said Lot 7; all in the plat of Snell's Addition to the City of Pine River, according to the plat thereof on file in the office of the Cass County Recorder.

RECEIVED  
OCT 18 1999  
COUNTY SURVEYOR

31/38/29

RECEIVED  
OCT 18 1999  
#307  
COUNTY SURVEYOR

| DATE | AMENDMENTS | BY | PREPARED FOR:                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                   |
|------|------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |            |    | JIM JOHNSON                                                                                                                                                                                                                                                                                                          | <p><b>WIDSETH SMITH NOLTING</b><br/>ENGINEERS ARCHITECTS</p> <p>2000 Industrial Park Road<br/>P.O. Box 2720<br/>Baxter, MN. 56425<br/>218-829-5117</p> <p>LAND SURVEYORS<br/>PROJECT MANAGERS</p> |
|      |            |    |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                   |
|      |            |    | <p>I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p style="text-align: center;"><i>Jeffrey W. Miller</i><br/>JEFFREY W. MILLER<br/>REG. NO. 13336 DATE 10.4.99</p> |                                                                                                                                                                                                   |