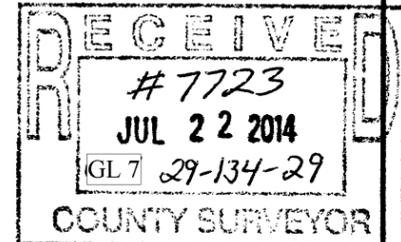


Certificate of Survey

Plat of "BIRCH ISLAND"

Section 29, Township 134 North, Range 29 West

Cass County, Minnesota



Tract A

Total Lot Area = 84,949 Sq. Ft. +/- / 2.0 Acres +/-

Existing Impervious Surface Area

Existing Structures = 2,824 Sq. Ft. +/-

Existing Decks = 1,495 Sq. Ft. +/-

Concrete patios, Walkways, Boat Ramp = 9,346 Sq. Ft. +/-

Total Impervious Surface Area = 13,665 Sq. Ft. +/- = 16%

Total Lot Area = 84,949 Sq. Ft. +/-

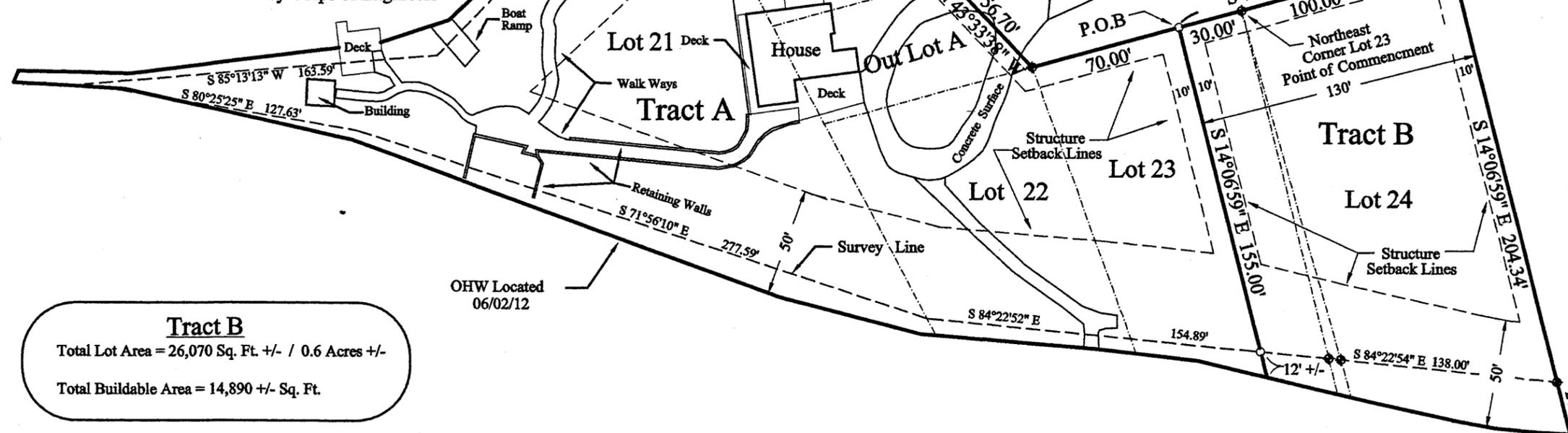
Gull Lake

GENERAL DEVELOPMENT CLASSIFICATION

Normal Reservoir Elevation = 1194.00

Lake Elevation on 06-02-2014 = 1194.1

Information obtained from the Army Corps of Engineers



Tract B

Total Lot Area = 26,070 Sq. Ft. +/- / 0.6 Acres +/-

Total Buildable Area = 14,890 +/- Sq. Ft.

TRACT A

Lot 20, Lot 21, Lot 22 and Outlot A, BIRCH ISLAND, according to the recorded plat thereof, Cass County, Minnesota, AND

That part of Lot 19, said plat, lying Westerly of the following described line: Commencing at the Southeast corner of said Lot 19; thence South 74 degrees 34 minutes 45 seconds West, assumed bearing, along the Northerly right-of way line of Birch Island Trail as dedicated in said plat 18.63 feet to the point of beginning of the line to be herein described; thence North 08 degrees 45 minutes 49 seconds West 31.42 feet; thence North 23 degrees 47 minutes 36 seconds West 198 feet, more or less, to the shoreline of Gull Lake and said line there terminating. AND

That part of Lot 23, said plat, lying Westerly of the following described line: Commencing at the Northeast corner of said Lot 23, thence South 74 degrees 34 minutes 45 seconds, assumed bearing along the southerly right-of way line of Birch Island Trail as dedicated in said plat 30.00 feet to the point of beginning; thence South 14 degrees 06 minutes 59 seconds East 167 feet, more or less to the shoreline of Gull Lake and said line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B

Lot 24, BIRCH ISLAND, according to the recorded plat thereof, Cass County, Minnesota and that part of Lot 23, said plat, lying Easterly of the following described line: Commencing at the Northeast corner of said Lot 23, thence South 74 degrees 34 minutes 45 seconds West, assumed bearing along the southerly right-of way line of Birch Island Trail as dedicated in said plat 30.00 feet to the point of beginning; thence South 14 degrees 06 minutes 25 seconds East 167 feet, more or less to the shoreline of Gull Lake and said line there terminating.

Subject to easements, restrictions and reservations of record.

No Bluff Conditions Are found on the properties.

No Wetlands Are Found on the Property

Current Zoning is R3 Shoreline Residential, Medium Density

Existing Parcel Id No. 87-387-0210 & 87-387-0240

Survey Completed for: Barbara Lupient
5004 Arden Avenue
Edina, MN 55424

LEGEND

- ◆ — DENOTES: FOUND IRON SURVEY MONUMENT
- — DENOTES: SET IRON MONUMENT PLS No. 15294

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF BIRCH ISLAND TRAIL TO HAVE AN ASSUMED BEARING OF N 74° 34' 45" W

Revised 07/15/2014: Legal Descriptions Tract A & B

Revised 07/16/2014: Legal Description Tract A & B

Revised 07/21/2014: Legal Descriptions Tract A & B, Added distance; Revised commencement point

Signature *John J. Hinzmann Jr.* Date 07/16/2014

John J. Hinzmann Jr. Registration No. 15294
I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly licensed land surveyor of the state of Minnesota.

Land Design Solutions

Complete Land & Construction Services
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