

# CERTIFICATE OF SURVEY

LOTS 3 THRU 8, SYLVAN BIRCH ADDITION  
SECTION 31, TOWNSHIP 134 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA

**SYLVAN LAKE**  
GENERAL DEVELOPMENT CLASSIFICATION  
LAKE ELEVATION = 1200.17 ON 9-4-14

ORDINARY HIGH WATER ELEVATION = 1199.8

**BENCHMARK:** Horizontal 3/8" x 8" spike 1.2' above ground in the NE side of the same 1.9' red oak described as MB LETTER A, 50' from water's edge, approximately 100' West of concrete outlet dam (south outlet), 24' east of driveway and 45' NE of NE corner of private cabin at Fire #H2853 (likely 12475 Lower Sylvan Rd SW, Pillager); new spike set directly above the old chopped out railroad spike B.M. elev 1201.82 for a 10/25/1995 elevation = 1201.98. However, a 1/4/2012 elevation utilizing GPS/RTK/VRS survey methods = 1202.99.

BASED ON NGVD 29 DATUM  
INFORMATION OBTAINED FROM MNDNR

**LEGAL DESCRIPTION PER DOCUMENT NUMBER T000031018**

Lots Three (3), Four (4), and Five (5), Sylvan Birch Addition.

Together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
Subject to reservations, restrictions and easements of record, if any.

**LEGAL DESCRIPTION PER TORRENS DOC. NUMBER 18687**

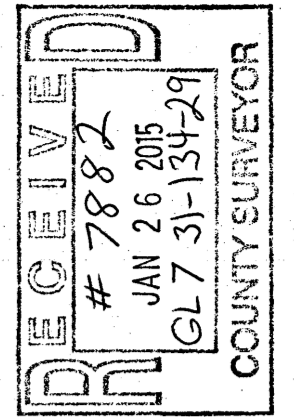
Lots Six (6), Seven (7) and Eight (8), Sylvan Birch Addition, according to the recorded plat thereof, on file and of record in the office of the Cass County Recorder.

Together with all easement for ingress and egress over and across the existing driveway located on Lot Nine (9) leading to Lot Eight (8), Sylvan Birch Addition.  
Subject to an easement for ingress and egress purposes across the following described property: Lot Eight (8) and Nine (9), Sylvan Birch Addition, according to the recorded plat thereof, on file and of record in the office of the Cass County Recorder, the centerline of said easement described as follows: Commencing at the southwest corner of said lot Nine (9); thence North 25 degrees 35 minutes 58 seconds West, the west line of said Lot Eight (8) is assumed to be North 25 degrees 35 minutes 58 seconds West, a distance of 142.17 feet along the west line of said Lot Eight (8) to the beginning of the centerline to be described; thence North 54 degrees 15 minutes 09 seconds East a distance of 75.81 feet to the west line of said Lot Nine (9); thence North 72 degrees 04 minutes 20 seconds East a distance of 97.69 feet; thence North 20 degrees 36 minutes 30 seconds East to the east line of Lot Nine (9), and said centerline there terminating.

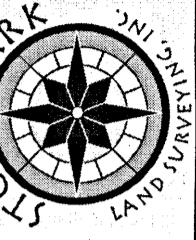
The side lines of said easement are prolonged or shortened to terminate on the west line of said lot Eight (8), and the east line of said Lot Nine (9).

Such easement shall be 30 feet in width across Lot Nine (9) and the easterly 30 feet of Lot Eight (8), and shall be 16 feet in width over the remainder of Lot Eight (8).

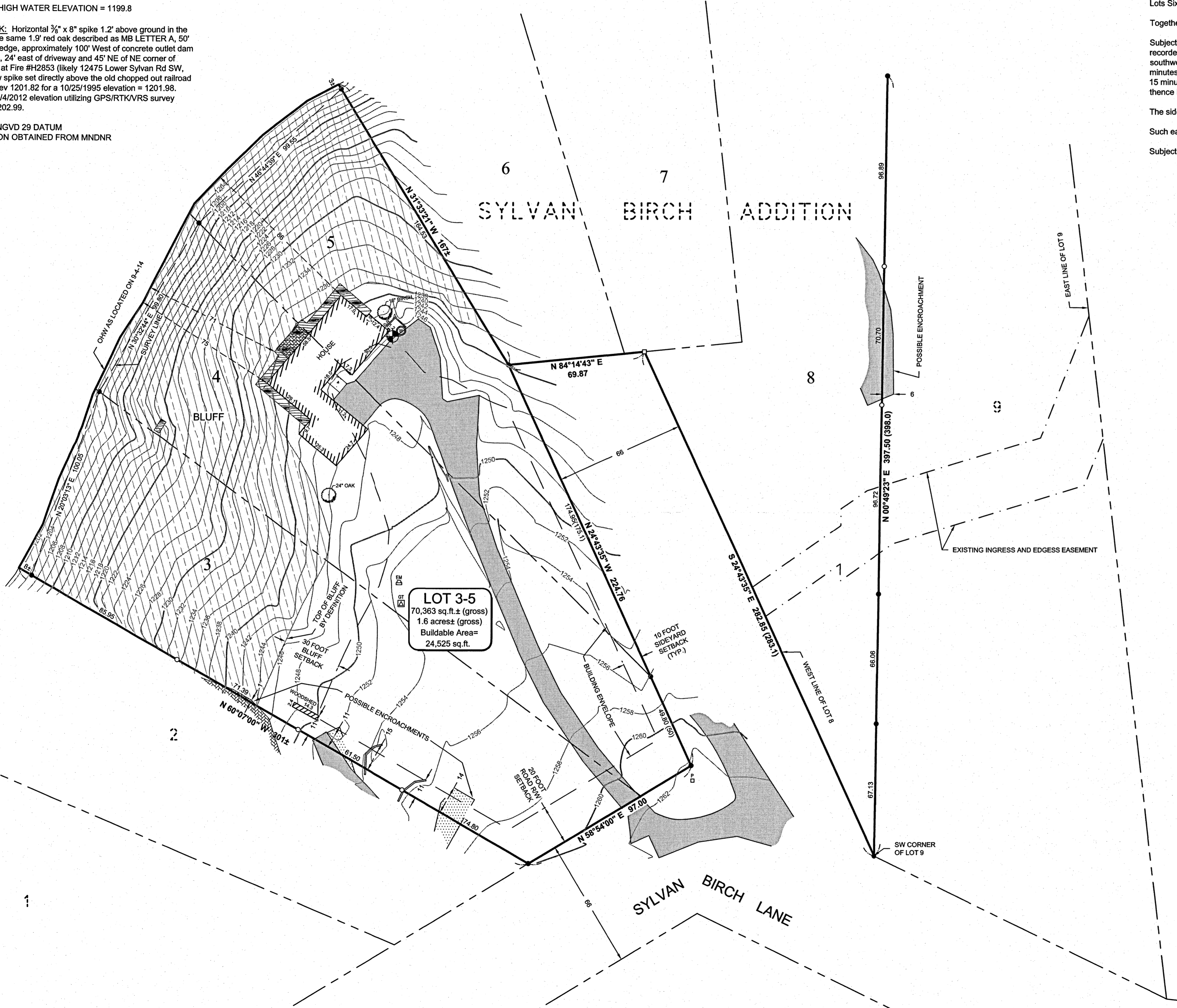
Subject to mineral reservations and flowage rights of record and subject to building use and occupancy restrictions of record.



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Pocahontas, MN 56472  
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www.stonemansurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION OR REPORT WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Cynthia M. Hilde*  
CYNTHIA M. HILDE PLS44881  
DATE 9/10/14 LIC. NO. 44881



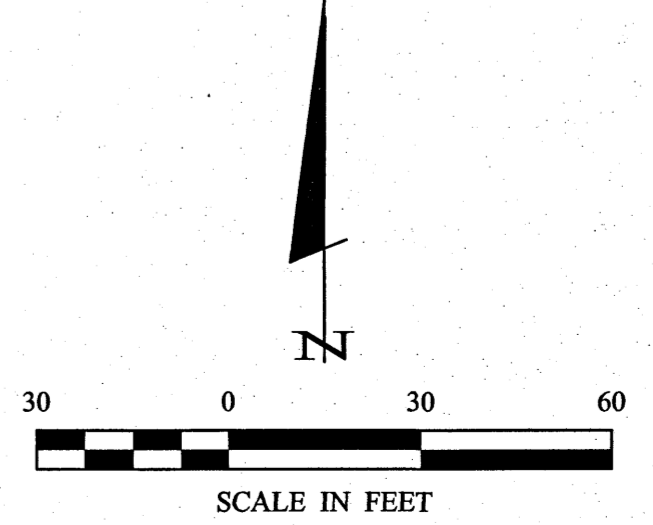
**LOT 3-5**  
70,363 sq.ft.± (gross)  
1.6 acres± (gross)  
Buildable Area=  
24,525 sq.ft.

**IMPERVIOUS CALCULATIONS**

EXISTING LOTS 3-5	Impervious Area (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
Structures			
House	2,300	70,363	3.3%
Deck	549	70,363	0.8%
Pavement			
Driveway	4,404	70,363	6.3%
Other			
Concrete Sidewalk	48	70,363	0.1%
<b>Total</b>	<b>7,301</b>	<b>70,363</b>	<b>10.4%</b>

- LEGEND**
- DENOTES EXISTING RETAINING WALL
  - DENOTES EDGE OF EXISTING BITUMINOUS
  - DENOTES EDGE OF EXISTING GRAVEL
  - DENOTES EDGE OF EXISTING CONCRETE
  - DENOTES EDGE OF EXISTING PAVING STONES
  - DENOTES EDGE OF EXISTING WOODEN DECKING
  - DENOTES BLUFF AREA
  - 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
  - 1210— DENOTES EXISTING INDEX CONTOURS
  - ⊖ DENOTES EXISTING ELECTRIC METER
  - ⊕ DENOTES EXISTING GROUND TRANSFORMER
  - ⊞ DENOTES EXISTING PHONE FEESTAL & PHONE BOX
  - ⊙ DENOTES EXISTING WELL
  - ⊙ DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
  - ⊙ DENOTES BENCHMARK HIGH POINT OF WELL ELEV. = 1248.71
  - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
  - DENOTES MONUMENT FOUND
  - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
  - DENOTES SET PK NAIL
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF SYLVAN BIRCH ADDITION.

- NOTES:**
- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown on Lots 3-5 have been obtained using standard survey topographic methodologies. Field located on 9-4-14.
  - Zoning for subject tract = R-3 Shoreline Residential.
  - Parcel ID of subject parcels: 87-419-0030 & 87-419-0060.
  - The property address of subject parcels: 1802 Sylvan Birch Lane & 1798 Sylvan Birch Lane.



Roger Forcella 9/11/2014 8:42 AM - F:\Drawings\2014\14189 Searing\dwg\C14189.dwg

**CERTIFICATE OF SURVEY**

Jill Searing  
18887 Magenta Bay  
Eden Prairie, MN 55347

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

PROJECT NO.: 14189  
FILE NAME: C14189.dwg  
FIELD BOOK: BOOK 425 PGS 25

DATE: 9-10-14  
SCALE: HORIZ. 1"=30'  
VERT. NONE

REVISIONS DESCRIPTION DATE

SHEET 1 OF 1