

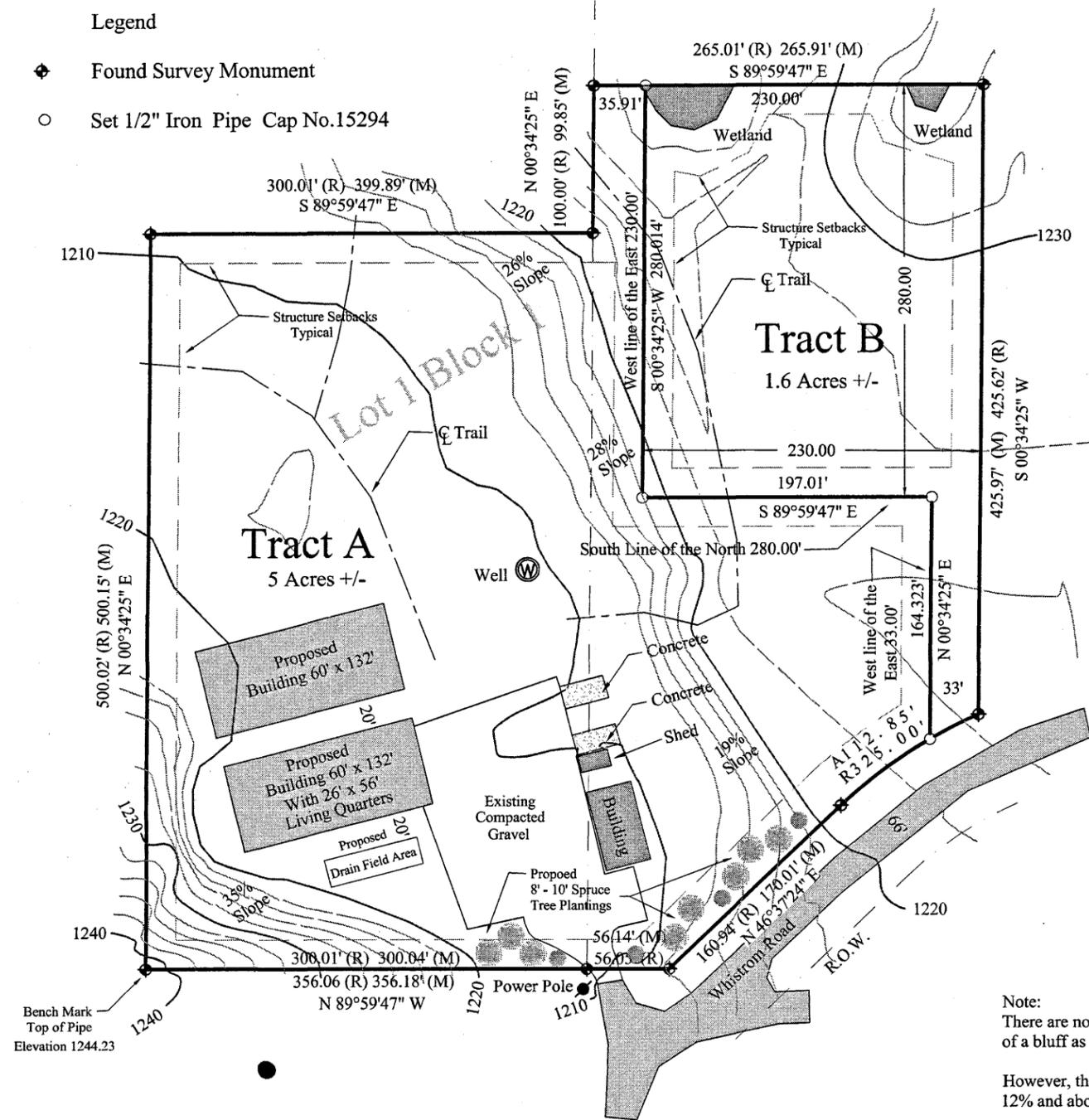
Certificate of Survey

Whitney
Whitstrom
Lot 1 Block 1 "Whitney Acres"
Section 16 Twn 135 N Rng 29 W
Cass County, Minnesota



Legend

- ◆ Found Survey Monument
- Set 1/2" Iron Pipe Cap No.15294



Total Area of Tract A
5.0 Acres
217,800 Sq. Feet
Total Buildable Area
4.04 Acres +/-
175,881 Sq. Feet +/-

Tract A
Existing Zoning is "Wooded Residential"
Side Line Setback = 20'
Setback from Road = 30'
Wetland setback = 30'

Total Area of Tract B
1.6 Acres +/-
69,490 Sq. Feet +/-
Total Buildable Area
42,284 Sq. Feet +/-

Tract B
Proposed Zoning is "Residential -1"
Side Line Setback = 20'
Setback from Road = 30'
Wetland setback = 30'

Legal Description Tract A
Lot 1 Block 1 "Whitney Acres" according to the plat of record in the office of the County Recorder, Cass County, Minnesota.

Except
The East 230.00 feet of the North 280.00 feet.

And Except
The East 33.00 feet lying southerly of the North 280.00 feet thereof.

Subject to reservations, restrictions of record.

Said Tract containing 5.0 Acres +/-

Legal Description Tract B
The East 230.00 feet of the North 280.00 feet.

And
The East 33.00 feet lying southerly of the North 280.00 feet of Lot 1 Block 1 "Whitney Acres" according to the plat of record in the office of the County Recorder, Cass County, Minnesota.

Subject to reservations, restrictions of record.

Said Tract containing 1.6 Acres +/-

Tract A Existing Impervious Surface Calculations

Existing Structures	7,624 sq. ft +/-
Existing Concrete Pads	884 sq. ft. +/-
Existing Compacted Gravel	19,000 sq. ft. +/-
Total Existing Impervious Surface Area	27,508 sq. ft. +/-
Total Proposed Lota Area Tract A	217,800 sq. ft. +/-

13% Impervious Surface

Tract A Proposed Impervious Surface Calculations

Proposed Structures	15,842 sq. ft. +/-
Existing Structures	1,935 sq. ft +/-
Existing Concrete Pads	884 sq. ft. +/-
Existing Compacted Gravel	13,000 sq. ft. +/-
Total Existing Impervious Surface Area	31,661 sq. ft. +/-
Total Proposed Lota Area Tract A	217,800 sq. ft. +/-

15% Impervious Surface

Note:
There are no areas of the propoerty that meet the curent critria of a bluff as defined in the City of Lake Shore ordienace.

However, there are areas of steep slopes 12% and above.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 1 BLOCK 1 TO HAVE AN ASSUMED BEARING OF NORTH 89 DEGREES 59 MINUTES 47 SECONDS WEST

Survey Prepared for:
Joseph Christensen
Parcel ID No. 90-388-0110

Topographic information:
Two Foot Contours NAVD 1988 Datum
Benchmark top of Survey monument Cap No. 17008
SW corner of Tract A

Revised 04/21/2016 Legal Tract A, Legend, Slope Percentage, Index Contours
Revised 06/01/2016 Show Location of Proposed Structures; Proposed Drain Field; Proposed Tree Plantings

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.

Signature: *John J. Hiltmann Jr.* Date: 06/01/2016
John J. Hiltmann Jr. Registration No. 15294

