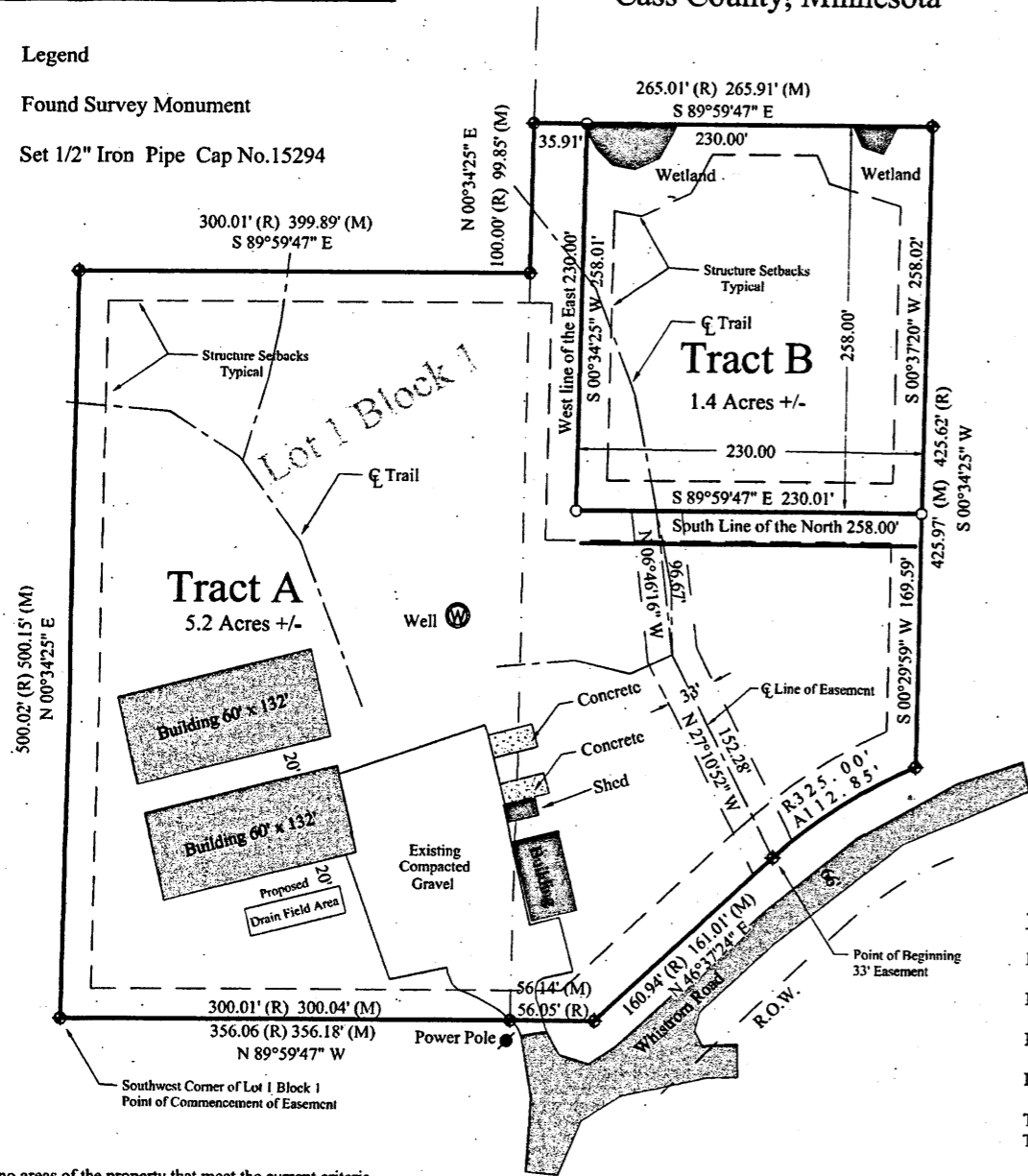


Certificate of Survey

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

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

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



Total Area of Tract A
5.2 Acres
222,860 Sq. Feet +/-
Total Buildable Area
4.2 Acres +/-
184,637 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
1.4 Acres +/-
59,315 Sq. Feet +/-
Total Buildable Area
38,104 Sq. Feet +/-

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

Tract A Existing 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. +/- 15% Impervious Surface |
| Total Proposed Lota Area Tract A | 217,800 sq. ft. +/- |

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. +/- 14% Impervious Surface |
| Total Proposed Lota Area Tract A | 222,860 sq. ft. +/- |

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 258.00 feet.
Said Tract containing 5.2 Acres +/-

And

Subject to and together with an easement for ingress and egress and utility purposes. 33.00 feet wide. The centerline of said easement described as follows: Commencing at the Southwest corner of said Lot 1 Block 1; thence South 89 degrees 59 minutes 47 seconds East, assumed bearing, along the South line of Lot 1 Block 1 a distance of 356.06 feet; thence North 46 degrees 37 minutes 24 seconds East 160.94 feet, to the point of beginning of the centerline to be described; thence North 27 degrees 10 minutes 52 seconds West 152.28 feet; thence North 06 degrees 46 minutes 16 seconds West 96.67 feet, more or less, to the South line of the North 258.00 feet of said Lot 1 Block 1, and said line there terminating.

The sidelines of said easement shall be prolonged, or shortened at each change of course, and terminate at the South line of the North 258.00 feet of said Lot 1 Block 1.

Subject to reservations, restrictions of record.

Legal Description Tract B

The East 230.00 feet of the North 258.00 feet of Lot 1 Block 1 "Whitney Acres" according to the plat of record in the office of the County Recorder, Cass County, Minnesota.
Said Tract containing 1.4 Acres +/-

And

Subject to and together with an easement for ingress and egress and utility purposes. 33.00 feet wide. The centerline of said easement described as follows: Commencing at the Southwest corner of said Lot 1 Block 1; thence South 89 degrees 59 minutes 47 seconds East, assumed bearing, along the South line of Lot 1 Block 1 a distance of 356.06 feet; thence North 46 degrees 37 minutes 24 seconds East 160.94 feet, to the point of beginning of the centerline to be described; thence North 27 degrees 10 minutes 52 seconds West 152.28 feet; thence North 06 degrees 46 minutes 16 seconds West 96.67 feet, more or less, to the South line of the North 258.00 feet of said Lot 1 Block 1, and said line there terminating.

The sidelines of said easement shall be prolonged, or shortened at each change of course, and terminate at the South line of the North 258.00 feet of said Lot 1 Block 1.

Subject to reservations, restrictions of record.

Note:
There are no areas of the property that meet the current criteria of a bluff as defined in the City of Lake Shore ordinance.

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

Revised 09/19/2017: Legal description of Tract B From "280.00" To "258.00"

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. Christensen* Date: 09/19/2017
John J. Christensen Jr., Registration No. 15394

Land Design Solutions

Complete Land & Construction Services

