

# CERTIFICATE OF SURVEY

**LOT 15 AND PART OF LOT 16, BLOCK 16,  
TINGDALE BROS.' SHERWOOD FOREST ON GULL LAKE  
SECTION 20, TOWNSHIP 135 NORTH, RANGE 29 WEST,  
CASS COUNTY, MINNESOTA**

## BOUNDARY DESCRIPTION

TRACT A  
Lot 15 and the North 25.00 feet of Lot 16, Block 16, TINGDALE BROS.' SHERWOOD FOREST ON GULL LAKE, according to the recorded plat thereof, Cass County, Minnesota.

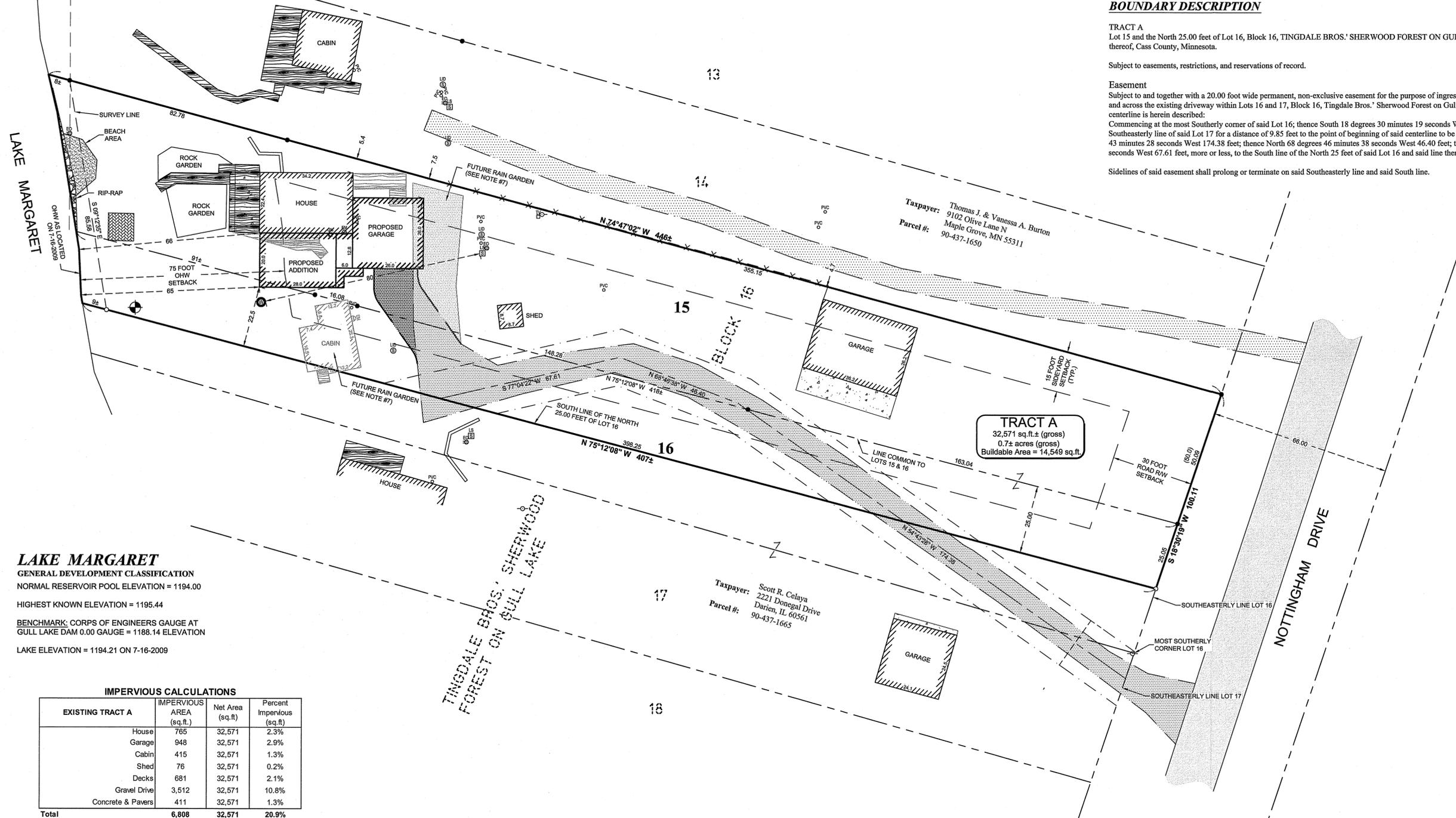
Subject to easements, restrictions, and reservations of record.

### Easement

Subject to and together with a 20.00 foot wide permanent, non-exclusive easement for the purpose of ingress, egress and utility purposes over, under and across the existing driveway within Lots 16 and 17, Block 16, Tingdale Bros.' Sherwood Forest on Gull Lake, Cass County, Minnesota, the centerline is herein described:

Commencing at the most Southerly corner of said Lot 16; thence South 18 degrees 30 minutes 19 seconds West, assumed bearing, along the Southeasterly line of said Lot 17 for a distance of 9.85 feet to the point of beginning of said centerline to be herein described; thence North 54 degrees 43 minutes 28 seconds West 174.38 feet; thence North 68 degrees 46 minutes 38 seconds West 46.40 feet; thence South 77 degrees 04 minutes 22 seconds West 67.61 feet, more or less, to the South line of the North 25 feet of said Lot 16 and said line there terminating.

Sidelines of said easement shall prolong or terminate on said Southeasterly line and said South line.



Taxpayer: Thomas J. & Vanessa A. Burton  
9102 Olive Lane N  
Maple Grove, MN 55311  
Parcel #: 90-437-1650

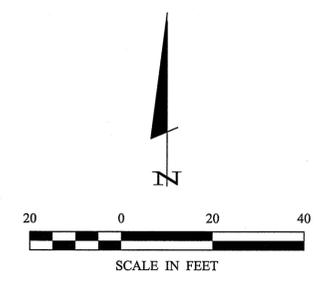
Taxpayer: Scott R. Celaya  
2221 Donegal Drive  
Darien, IL 60561  
Parcel #: 90-437-1665

**TRACT A**  
32,571 sq.ft.± (gross)  
0.7± acres (gross)  
Buildable Area = 14,549 sq.ft.

## LEGEND

- x - x - DENOTES EXISTING FENCE LINE
- — — DENOTES EXISTING RETAINING WALL
- ▨ DENOTES EDGE OF EXISTING BITUMINOUS
- ▩ DENOTES EDGE OF EXISTING CONCRETE
- ▧ DENOTES EDGE OF EXISTING PAVING STONES
- ▦ DENOTES EDGE OF EXISTING WOODEN DECKING
- - - - - DENOTES EXISTING INTERMEDIATE CONTOURS
- - - - - DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- ⊕ DENOTES EXISTING ELECTRIC METER
- ⊖ DENOTES EXISTING ELECTRIC OUTLET
- ⊗ DENOTES EXISTING CABLE TV BOX
- ⊙ DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- ⊚ DENOTES EXISTING SEPTIC LIFT STATION
- ⊛ DENOTES POSSIBLE WELL LOCATION
- ⊜ DENOTES BENCHMARK:  
SET 3/4" REBAR IN EAST FACE OF 1 1/2" JACK PIN, 20" EAST OF LAKE  
ELEV. = 1197.45
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF LOTS 13-17 TO HAVE AN ASSUMED BEARING OF S 18°30'19" W.



**LAKE MARGARET**  
GENERAL DEVELOPMENT CLASSIFICATION  
NORMAL RESERVOIR POOL ELEVATION = 1194.00  
HIGHEST KNOWN ELEVATION = 1195.44  
BENCHMARK: CORPS OF ENGINEERS GAUGE AT GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION  
LAKE ELEVATION = 1194.21 ON 7-16-2009

### IMPERVIOUS CALCULATIONS

EXISTING TRACT A	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	765	32,571	2.3%
Garage	948	32,571	2.9%
Cabin	415	32,571	1.3%
Shed	76	32,571	0.2%
Decks	681	32,571	2.1%
Gravel Drive	3,512	32,571	10.8%
Concrete & Pavers	411	32,571	1.3%
<b>Total</b>	<b>6,808</b>	<b>32,571</b>	<b>20.9%</b>

### IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft.)
House	765	32,571	2.3%
Garage	948	32,571	2.9%
Shed	76	32,571	0.2%
Decks	391	32,571	1.2%
Gravel Drive	3,070	32,571	9.4%
Concrtet & Pavers	411	32,571	1.3%
<b>Proposed Addition &amp; Garage</b>	<b>1,355</b>	<b>32,571</b>	<b>4.2%</b>
<b>Total</b>	<b>7,016</b>	<b>32,571</b>	<b>21.5%</b>

### NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 7-16-2009.
- Zoning for subject tract = "Shoreland Residential R-2".
- There are no bluffs, wet lands, or easements within surveyed property. Therefore Net Area as shown is the same as Gross Area as shown.
- Parcel ID of subject parcel: 90-437-1655.
- The property address of subject parcel: 8569 Nottingham Road.
- For survey reference information see Certificate of Survey drawing signed by Cynthia M. Hidde on July 27, 2009 - Landecker & Associates, Inc. file #091106. No field verification of the existing conditions was completed by Stonemark Land surveying, Inc.
- Rain Gardens to be determined by Client and City staff.

30176 Old Highway #371  
Suite 2  
P. O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com

HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PROJECT No.: 15079  
FILE NAME: C:\15079.dwg  
FIELD BOOK: EDEN PRATIE, MN 55346

DATE: 5-14-2015  
SCALE: 1"=20'  
HORIZ.: NONE  
VERT.: NONE

REVISIONS  
DESCRIPTION  
DATE  
BY  
R/J

DATE: 5/18/15  
DATE: 5/18/15

PROJECT MANAGER: CMH  
CHECKED BY: CMH  
DRAWN BY: R/J

CERTIFICATE OF SURVEY  
SHEET 1 of 1