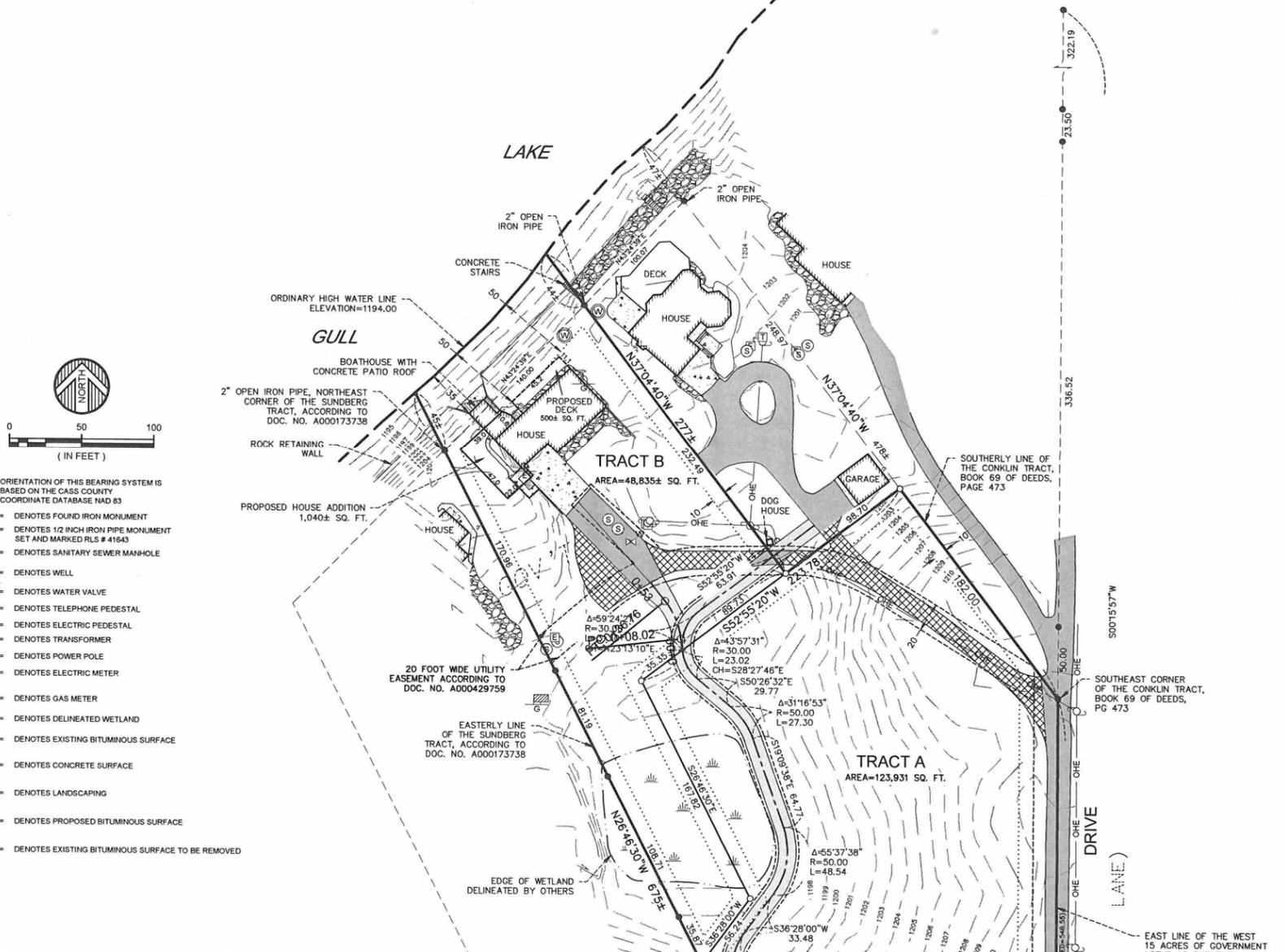


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 9, TOWNSHIP 134, RANGE 29,  
CASS COUNTY, MINNESOTA



Δ= 43°57'31" R=30.00 L=23.02 CH=528'27'46"E S50°26'32"E 29.77  
 Δ= 31°16'53" R=50.00 L=27.30  
 Δ= 55°37'38" R=50.00 L=48.54  
 Δ= 59°24'21" R=30.00 L=23.02 CH=528'27'46"E S50°26'32"E 29.77  
 Δ= 37°04'40" W 271.4 230.26  
 Δ= 36°16'30" W 67.54  
 Δ= 52°55'20" W 188.43  
 Δ= 37°04'40" W 182.00  
 Δ= 36°16'30" W 125.08  
 Δ= 36°16'30" W 125.08  
 Δ= 36°16'30" W 125.08  
 Δ= 36°16'30" W 125.08

### IMPERVIOUS CALCULATIONS TRACT A:

**EXISTING CONDITIONS:**  
 TOTAL AREA = 123,931 SQ. FT.  
 IMPERVIOUS COVERAGE = 7,143 SQ. FT.  
 IMPERVIOUS PERCENTAGE = 5.8%  
 (7,143 / 123,931 = 0.0576)

**PROPOSED CONDITIONS OPTION 1:**  
 TOTAL AREA = 123,931 SQ. FT.  
 IMPERVIOUS COVERAGE = 11,167 SQ. FT.  
 IMPERVIOUS PERCENTAGE = 9.0%  
 (11,167 / 123,931 = 0.0901)

### IMPERVIOUS CALCULATIONS TRACT B:

**EXISTING CONDITIONS:**  
 TOTAL AREA = 48,835± SQ. FT.  
 IMPERVIOUS COVERAGE = 8,632 SQ. FT.  
 IMPERVIOUS PERCENTAGE = 17.7%  
 (8,632 / 48,835 = 0.1766)

**PROPOSED CONDITIONS OPTION 1:**  
 TOTAL AREA = 48,835± SQ. FT.  
 IMPERVIOUS COVERAGE = 9,402 SQ. FT.  
 IMPERVIOUS PERCENTAGE = 19.3%  
 (9,402 / 48,835 = 0.1925)

Subject to a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline. Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 00 degrees 18 minutes 30 seconds East, bearing based on Cass County Coordinate Database NAD 83, 125.08 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence southeasterly 27.30 feet along a tangential curve concave to the east, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 33.48 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

DATE:	AUGUST 7, 2019	DATE:	09-18-2019	AMENDMENTS:	REVISED WITH UPDATED EASEMENT DESCRIPTIONS FOR TRACTS A AND B	BY:	CPS	PREPARED FOR:	NORTHERN TRUST COMPANY
SCALE:	AS SHOWN								
DRAWN BY:	CPS								
CHECKED BY:	CMC								
FILE NUMBER:	293B2398								

© 2019 WIDSETH SMITH NOLTING

**WIDSETH SMITH NOLTING**  
 Engineering | Architecture | Surveying | Environmental

#8910 MJL 09-19-2019

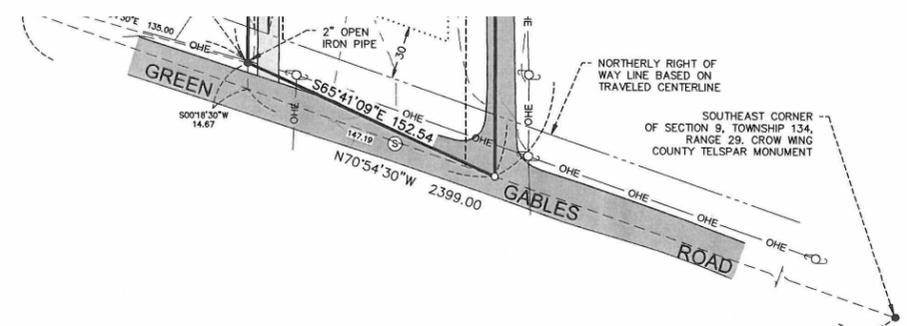
according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 223.78 feet; thence South 26 degrees 46 minutes 30 seconds East 167.82 feet; thence South 36 degrees 28 minutes 00 seconds West 56.24 feet to the easterly line of the Sundberg Tract according to document number A000173738 on file in said Recorder's Office; thence South 26 degrees 46 minutes 30 seconds East 233.15 feet along said easterly line of the Sundberg Tract; thence South 00 degrees 18 minutes 30 seconds West 91.60 feet along said easterly line of the Sundberg Tract to the southeast corner of said Sundberg Tract; thence South 65 degrees 41 minutes 09 seconds East 152.54 feet to the point of beginning.

Subject to a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline. Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence southeasterly 27.30 feet along a tangential curve concave to the east, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 33.48 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

Subject to the right of way for Green Gables Road.  
 Subject to a 20.00 foot wide utility easement according to document number A000429759.  
 Subject to a 16.50 foot wide roadway easement according to Document number A000599787.

**TRACT B**  
 That part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 125.08 feet; thence South 26 degrees 46 minutes 30 seconds East 167.82 feet; thence South 36 degrees 28 minutes 00 seconds West 56.24 feet to the easterly line of the Sundberg Tract according to document number A000173738 on file in said Recorder's Office; thence North 26 degrees 46 minutes 30 seconds West 44.2 feet, more or less, along said easterly line of the Sundberg Tract to the shore of Gull Lake; thence northeasterly along said shore to its intersection with the line that bears North 37 degrees 04 minutes 40 seconds West from the point of beginning; thence South 37 degrees 04 minutes 40 seconds East 277 feet, more or less, to the point of beginning.

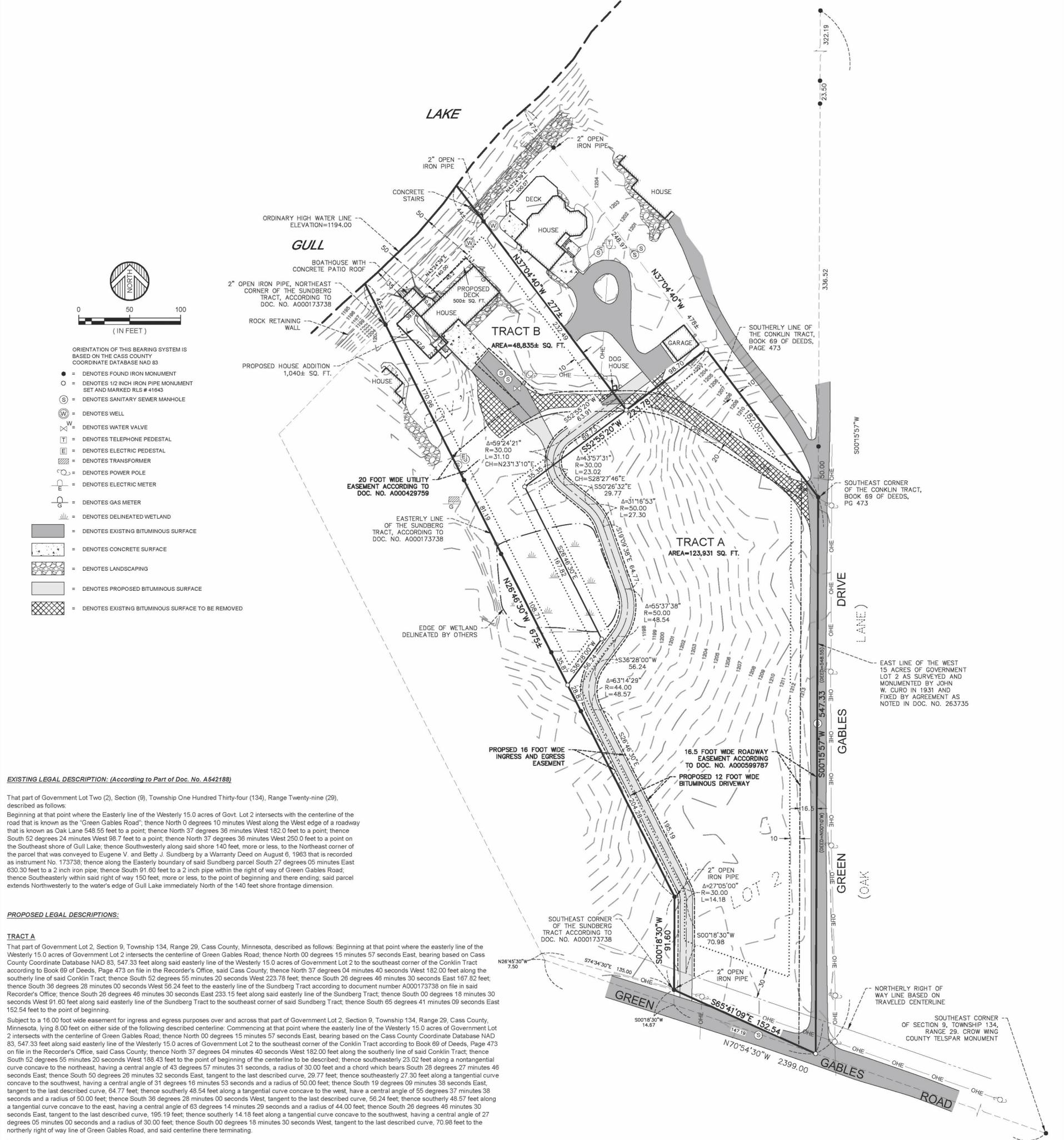
Together with a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline. Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the Centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 125.08 feet; thence South 26 degrees 46 minutes 30 seconds East 167.82 feet; thence South 36 degrees 28 minutes 00 seconds West 56.24 feet to the easterly line of the Sundberg Tract according to document number A000173738 on file in said Recorder's Office; thence North 26 degrees 46 minutes 30 seconds West 44.2 feet, more or less, along said easterly line of the Sundberg Tract to the shore of Gull Lake; thence northeasterly along said shore to its intersection with the line that bears North 37 degrees 04 minutes 40 seconds West from the point of beginning; thence South 37 degrees 04 minutes 40 seconds East 277 feet, more or less, to the point of beginning.



**SURVEYOR'S NOTES:**  
 THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.  
 THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACIES OF THE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.  
 SUBJECT PROPERTY IS LOCATED WITHIN THE R-3 ZONING DISTRICT.  
**ZONING DISTRICT R-3 BUILDING SETBACKS:**  
 OHW 50 FEET (SEWERED)  
 SIDE YARD 10 FEET  
 COLLECTOR STREET 30 FEET  
 LOCAL STREET 10 FEET

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 2,  
SECTION 9, TOWNSHIP 134, RANGE 29,  
CASS COUNTY, MINNESOTA



**EXISTING LEGAL DESCRIPTION:** (According to Part of Doc. No. A542188)

That part of Government Lot Two (2), Section (9), Township One Hundred Thirty-four (134), Range Twenty-nine (29), described as follows:  
Beginning at that point where the Easterly line of the Westerly 15.0 acres of Govt. Lot 2 intersects with the centerline of the road that is known as the "Green Gables Road", thence North 00 degrees 10 minutes West along the West edge of a roadway that is known as Oak Lane 548.55 feet to a point, thence North 37 degrees 36 minutes West 182.0 feet to a point, thence South 52 degrees 24 minutes West 98.7 feet to a point, thence North 37 degrees 36 minutes West 250.0 feet to a point on the Southeast shore of Gull Lake, thence Southwesterly along said shore 140 feet, more or less, to the Northeast corner of the parcel that was conveyed to Eugene V. and Betty J. Sundberg by a Warranty Deed on August 6, 1963 that is recorded as instrument No. 173738; thence along the Easterly boundary of said Sundberg parcel South 27 degrees 05 minutes East 630.30 feet to a 2 inch iron pipe; thence South 91.60 feet to a 2 inch pipe within the right of way of Green Gables Road; thence Southeasterly within said right of way 150 feet, more or less, to the point of beginning and there ending; said parcel extends Northwest to the water's edge of Gull Lake immediately North of the 140 feet shore frontage dimension.

**PROPOSED LEGAL DESCRIPTIONS:**

**TRACT A**

That part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Beginning at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County, thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 223.78 feet; thence South 26 degrees 48 minutes 30 seconds East 167.82 feet; thence South 36 degrees 28 minutes 00 seconds West 56.24 feet to the easterly line of the Sundberg Tract according to document number A000173738 on file in said Recorder's Office; thence South 29 degrees 46 minutes 30 seconds East 233.15 feet along said easterly line of the Sundberg Tract; thence South 00 degrees 18 minutes 30 seconds West 91.60 feet along said easterly line of the Sundberg Tract to the southeast corner of said Sundberg Tract; thence South 65 degrees 41 minutes 08 seconds East 152.54 feet to the point of beginning.

Subject to a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline: Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects with the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence South 19 degrees 09 minutes 30 seconds East, tangent to the last described curve, 64.77 feet; thence southerly 48.54 feet along a tangential curve concave to the west, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 56.24 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

Subject to the right of way for Green Gables Road.

Subject to a 20.00 foot wide utility easement according to document number A000429759.

Subject to a 16.50 foot wide roadway easement according to Document number A000599787.

**TRACT B**

That part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence South 19 degrees 09 minutes 30 seconds East, tangent to the last described curve, 64.77 feet; thence southerly 48.54 feet along a tangential curve concave to the west, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 56.24 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

Together with a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline: Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the Centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence South 19 degrees 09 minutes 30 seconds East, tangent to the last described curve, 64.77 feet; thence southerly 48.54 feet along a tangential curve concave to the west, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 56.24 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

Subject to a 16.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, lying 8.00 feet on either side of the following described centerline: Commencing at that point where the easterly line of the Westerly 15.0 acres of Government Lot 2 intersects the Centerline of Green Gables Road; thence North 00 degrees 15 minutes 57 seconds East, bearing based on Cass County Coordinate Database NAD 83, 547.33 feet along said easterly line of the Westerly 15.0 acres of Government Lot 2 to the southeast corner of the Conklin Tract according to Book 69 of Deeds, Page 473 on file in the Recorder's Office, said Cass County; thence North 37 degrees 04 minutes 40 seconds West 182.00 feet along the southerly line of said Conklin Tract; thence South 52 degrees 55 minutes 20 seconds West 188.43 feet to the point of beginning of the centerline to be described; thence southeasterly 23.02 feet along a nontangential curve concave to the northeast, having a central angle of 43 degrees 57 minutes 31 seconds, a radius of 30.00 feet and a chord which bears South 28 degrees 27 minutes 46 seconds East, thence South 50 degrees 26 minutes 32 seconds East, tangent to the last described curve, 29.77 feet; thence southeasterly 27.30 feet along a tangential curve concave to the southwest, having a central angle of 31 degrees 16 minutes 53 seconds and a radius of 50.00 feet; thence South 19 degrees 09 minutes 30 seconds East, tangent to the last described curve, 64.77 feet; thence southerly 48.54 feet along a tangential curve concave to the west, having a central angle of 55 degrees 37 minutes 38 seconds and a radius of 50.00 feet; thence South 36 degrees 28 minutes 00 seconds West, tangent to the last described curve, 56.24 feet; thence southerly 48.57 feet along a tangential curve concave to the east, having a central angle of 63 degrees 14 minutes 29 seconds and a radius of 44.00 feet; thence South 26 degrees 46 minutes 30 seconds East, tangent to the last described curve, 195.19 feet; thence southerly 14.18 feet along a tangential curve concave to the southwest, having a central angle of 27 degrees 05 minutes 00 seconds and a radius of 30.00 feet; thence South 00 degrees 18 minutes 30 seconds West, tangent to the last described curve, 70.98 feet to the northerly right of way line of Green Gables Road, and said centerline there terminating.

Subject to a 20.00 foot utility easement according to document number A000429759.

**SURVEYOR'S NOTES:**

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS NOT SHOWN ON THIS SURVEY WHICH AFFECT THE SUBJECT PROPERTY.

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACIES OF THE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

SUBJECT PROPERTY IS LOCATED WITHIN THE R-3 ZONING DISTRICT.

ZONING DISTRICT R-3 BUILDING SETBACKS:

OHW	50 FEET (SEWERED)
SIDE YARD	10 FEET
COLLECTOR STREET	30 FEET
LOCAL STREET	10 FEET

**IMPERVIOUS CALCULATIONS TRACT A:**

**EXISTING CONDITIONS:**  
TOTAL AREA = 123,931 SQ. FT.  
IMPERVIOUS COVERAGE = 7,143 SQ. FT  
IMPERVIOUS PERCENTAGE = 5.8 %  
( 7,143 / 123,931 = 0.0576 )

**PROPOSED CONDITIONS OPTION 1:**  
TOTAL AREA = 123,931 SQ. FT.  
IMPERVIOUS COVERAGE = 11,167 SQ. FT  
IMPERVIOUS PERCENTAGE = 9.0%  
( 11,167 / 123,931 = 0.0901 )

**IMPERVIOUS CALCULATIONS TRACT B:**

**EXISTING CONDITIONS:**  
TOTAL AREA = 48,835± SQ. FT.  
IMPERVIOUS COVERAGE = 8,632 SQ. FT  
IMPERVIOUS PERCENTAGE = 17.7 %  
( 8,632 / 48,835 = 0.1768 )

**PROPOSED CONDITIONS OPTION 1:**  
TOTAL AREA = 48,835± SQ. FT.  
IMPERVIOUS COVERAGE = 9,402 SQ. FT  
IMPERVIOUS PERCENTAGE = 19.3 %  
( 9,402 / 48,835 = 0.1925 )

DATE:	AUGUST 7, 2019	DATE:	
SCALE:	AS SHOWN	AMENDMENTS:	
DRAWN BY:	CPS	BY:	
CHECKED BY:	CMC	PREPARED FOR:	NORTHERN TRUST COMPANY
FILE NUMBER:			

DATE:	AUGUST 7, 2019	DATE:	
SCALE:	AS SHOWN	AMENDMENTS:	
DRAWN BY:	CPS	BY:	
CHECKED BY:	CMC	PREPARED FOR:	NORTHERN TRUST COMPANY
FILE NUMBER:			

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

CHAD M. CONNER DATE: 08-07-2019 LIC. NO. 41643

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental