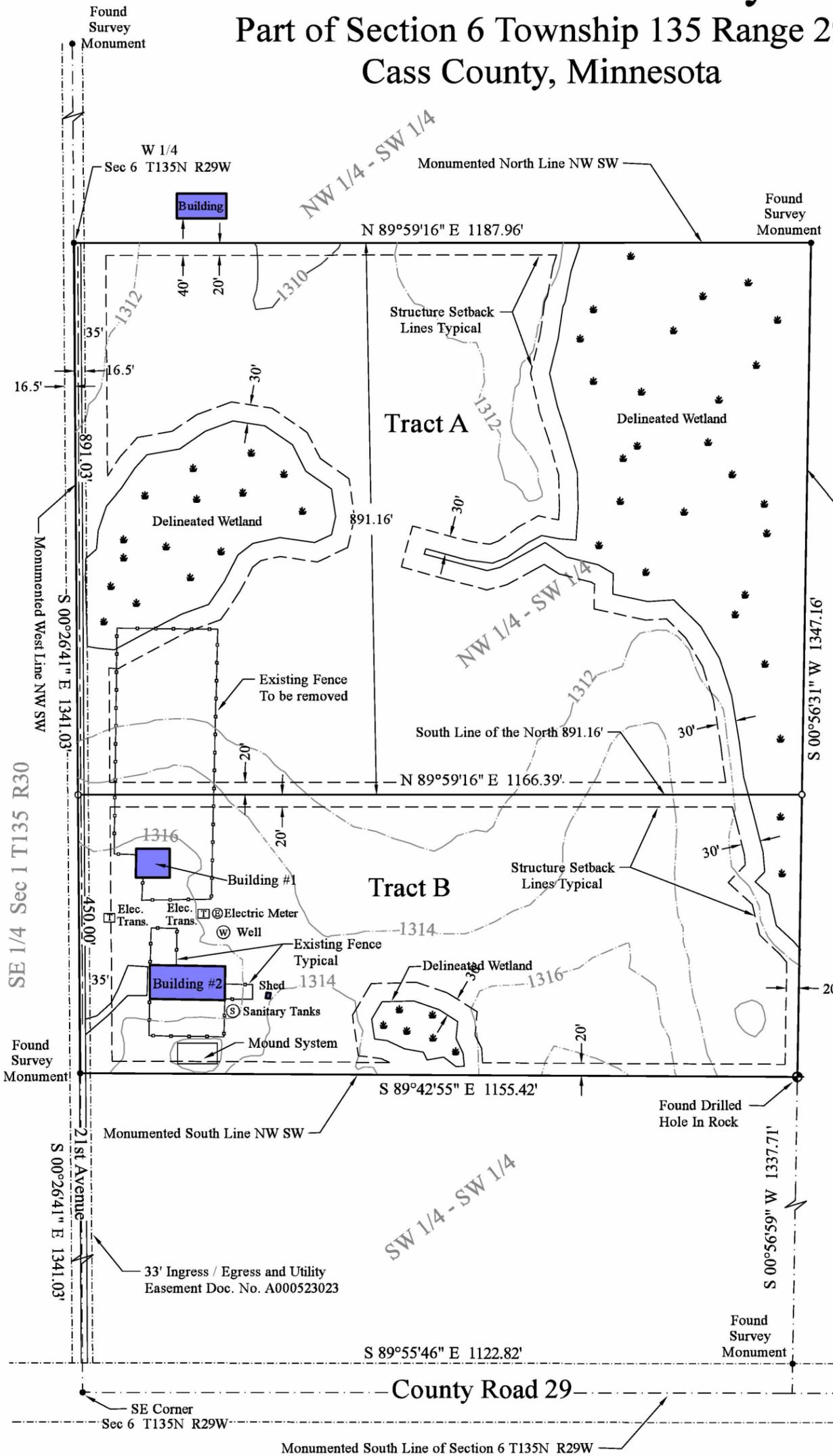
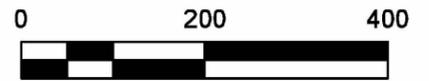


Certificate of Survey

Part of Section 6 Township 135 Range 29 Cass County, Minnesota



Surveyors Notes:

Contour Intervals 2' NGVD 29 Datum

Contours shown are digitized from Cass County LIDAR data

Wetland Delineated by Meister Environmental Services
Certified Wetland Delineation No. 1031

No underground utilities have been provided for purposes of this survey
underground utilities should be identified prior to any construction activities.

All Structure Setbacks must be verified by Local Governing Unit prior to any construction activities.

No bluffs or steep slopes were found within the boundaries of this survey

No FEMA Floodplain data available

Existing zoning district RR/Agricultural

Pparcel ID No. 90-006-3201

Tract A

Total Area 24.08 Acres +/-

Total Buildable Area 12.62 Acres +/-

Tract B

Total Area 12.07 Acres +/-

Total Buildable Area 9.45 Acres +/-

Tract A Impervious Surface Calculation

Structure # 1 - 2,523 Sq. Ft.

Structure # 2 - 6,614 Sq. Ft.

Gravel Surface 2,869 Sq. Ft.

Total Impervious Surface Area 12,006 Sq. Ft.

Impervious Surface $\frac{12,006 \text{ Sq. Ft.}}{528,826.18 \text{ Sq. Ft.}} = 0.0227 \times 100 = 2\%$
Total Lot Area 528,826.18 Sq. Ft.

Existing Legal Description Doc. No. A000523023

The Northwest Quarter of the Southwest Quarter, Section 6, Township 135, Range 29.

Together with an easement for ingress and egress and utility purposes over and across the Westerly 16.5 feet of the Southwest Quarter, Section 6, Township 135, Range 29 and over and across the Westerly 16.5 feet of the Southwest Quarter of the Northwest Quarter, Section 6, Township 135, Range 29.

Together with an easement for ingress and egress and utility purposes over and across the Easterly 16.5 feet of the Southeast Quarter, Section 1, Township 135, Range 30 and over and across the Easterly 16.5 feet of the Southeast Quarter of the Northeast Quarter, Section 1, Township 135, Range 30.

Proposed Tract A

The North 891.16 feet of Northwest Quarter of the Southwest Quarter, Section 6, Township 135, Range 20, Cass County Minnesota.

Together with an easement for ingress and egress and utility purposes over and across the Westerly 16.5 feet of the Southwest Quarter, Section 6, Township 135, Range 29 and over and across the Westerly 16.5 feet of the Southwest Quarter of the Northwest Quarter, Section 6, Township 135, Range 29.

Together with an easement for ingress and egress and utility purposes over and across the Easterly 16.5 feet of the Southeast Quarter, Section 1, Township 135, Range 30 and over and across the Easterly 16.5 feet of the Southeast Quarter of the Northeast Quarter, Section 1, Township 135, Range 30.

Proposed Tract B

The part of the Northwest Quarter of the Southwest Quarter, Section 6, Township 135, Range 20, Cass County Minnesota, lying South of the North 891.16 feet thereof.

Together with an easement for ingress and egress and utility purposes over and across the Westerly 16.5 feet of the Southwest Quarter, Section 6, Township 135, Range 29 and over and across the Westerly 16.5 feet of the Southwest Quarter of the Northwest Quarter, Section 6, Township 135, Range 29.

Together with an easement for ingress and egress and utility purposes over and across the Easterly 16.5 feet of the Southeast Quarter, Section 1, Township 135, Range 30 and over and across the Easterly 16.5 feet of the Southeast Quarter of the Northeast Quarter, Section 1, Township 135, Range 30.

Revised 10/20/2020	Revise Tract A Tract B Acrage
Revised 10/19/2020	Tract A Tract B Re-Labeled
Revised 10/12/2020	Impervious Surface area for Tract A

Land Design Solutions	
<small>Complete Land & Consulting Services</small>	
<small>11821 Lake Trail Crosslake Minnesota 56442 218-820-0854 landdesignsolutions.com</small>	

<i>John J. Higgins</i>	
<small>Surveyor John J. Higgins is Registered No. 1524</small>	
<small>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.</small>	

Certificate of Survey		
Prepared For: Janice Rheaume-Briggs Estate		
DATE 09/29/2020	SCALE 1" = 200'	PROJECT NO. 20-058

Certificate of Survey		
Prepared For: Janice Rheaume-Briggs Estate		
DATE 09/29/2020	SCALE 1" = 200'	PROJECT NO. 20-058

#9404 MJL 11-17-2020