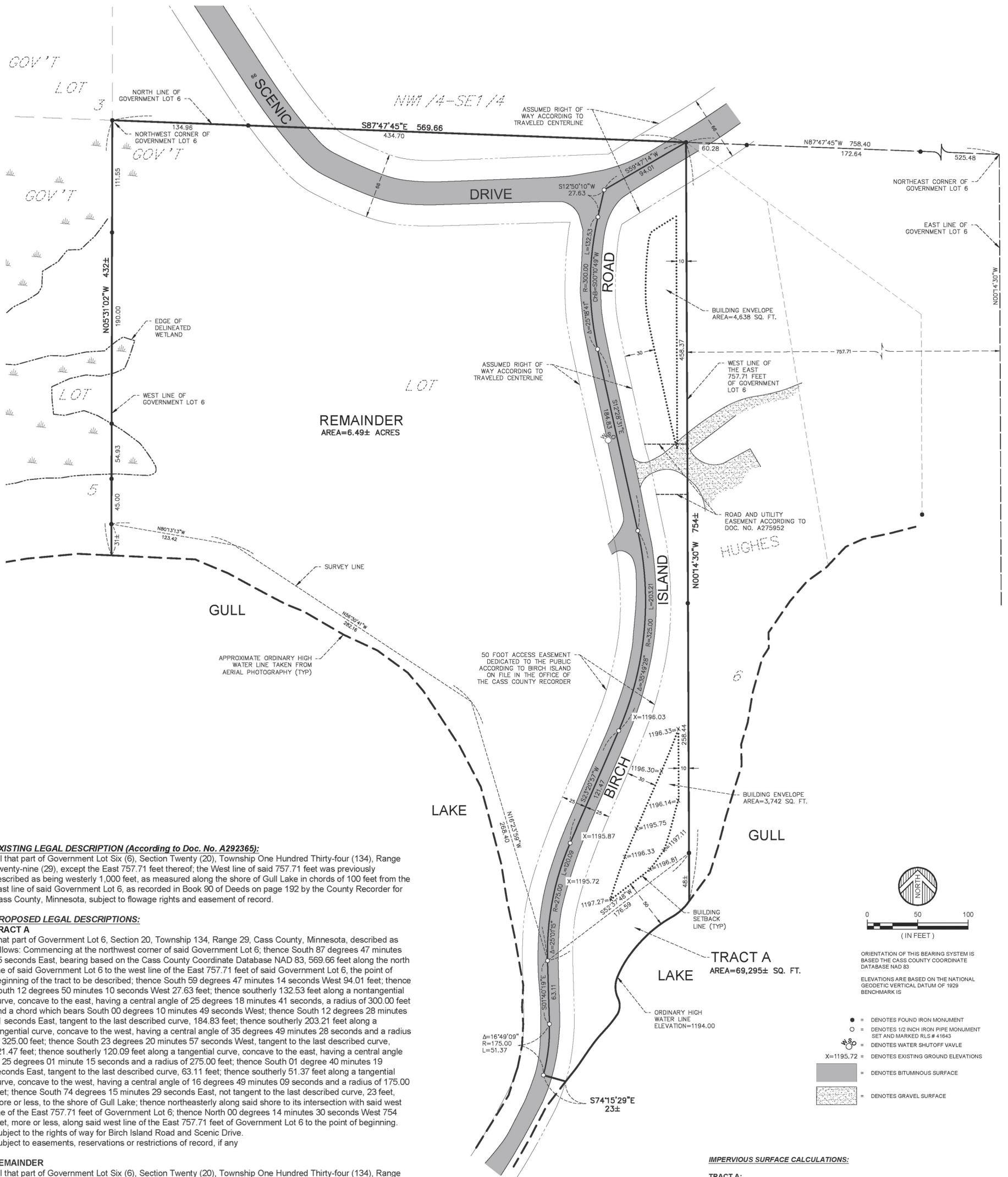


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 6,
SECTION 20, TOWNSHIP 134, RANGE 29,
CASS COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTION (According to Doc. No. A292365):
All that part of Government Lot Six (6), Section Twenty (20), Township One Hundred Thirty-four (134), Range Twenty-nine (29), except the East 757.71 feet thereof; the West line of said 757.71 feet was previously described as being westerly 1,000 feet, as measured along the shore of Gull Lake in chords of 100 feet from the East line of said Government Lot 6, as recorded in Book 90 of Deeds on page 192 by the County Recorder for Cass County, Minnesota, subject to flowage rights and easement of record.

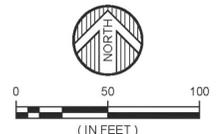
PROPOSED LEGAL DESCRIPTIONS:

TRACT A
That part of Government Lot 6, Section 20, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 6; thence South 87 degrees 47 minutes 45 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 569.66 feet along the north line of said Government Lot 6 to the west line of the East 757.71 feet of said Government Lot 6, the point of beginning of the tract to be described; thence South 59 degrees 47 minutes 14 seconds West 94.01 feet; thence South 12 degrees 50 minutes 10 seconds West 27.63 feet; thence southerly 132.53 feet along a nontangential curve, concave to the east, having a central angle of 25 degrees 18 minutes 41 seconds, a radius of 300.00 feet and a chord which bears South 00 degrees 10 minutes 49 seconds West; thence South 12 degrees 28 minutes 31 seconds East, tangent to the last described curve, 184.83 feet; thence southerly 203.21 feet along a tangential curve, concave to the west, having a central angle of 35 degrees 49 minutes 28 seconds and a radius of 325.00 feet; thence South 23 degrees 20 minutes 57 seconds West, tangent to the last described curve, 121.47 feet; thence southerly 120.09 feet along a tangential curve, concave to the east, having a central angle of 25 degrees 01 minute 15 seconds and a radius of 275.00 feet; thence South 01 degree 40 minutes 19 seconds East, tangent to the last described curve, 63.11 feet; thence southerly 51.37 feet along a tangential curve, concave to the west, having a central angle of 16 degrees 49 minutes 09 seconds and a radius of 175.00 feet; thence South 74 degrees 15 minutes 29 seconds East, not tangent to the last described curve, 23 feet, more or less, to the shore of Gull Lake; thence northeasterly along said shore to its intersection with said west line of the East 757.71 feet of Government Lot 6; thence North 00 degrees 14 minutes 30 seconds West 754 feet, more or less, along said west line of the East 757.71 feet of Government Lot 6 to the point of beginning. Subject to the rights of way for Birch Island Road and Scenic Drive. Subject to easements, reservations or restrictions of record, if any

REMAINDER

All that part of Government Lot Six (6), Section Twenty (20), Township One Hundred Thirty-four (134), Range Twenty-nine (29), except the East 757.71 feet thereof; the West line of said 757.71 feet was previously described as being westerly 1,000 feet, as measured along the shore of Gull Lake in chords of 100 feet from the East line of said Government Lot 6, as recorded in Book 90 of Deeds on page 192 by the County Recorder for Cass County, Minnesota, subject to flowage rights and easement of record.

EXCEPT
That part of Government Lot 6, Section 20, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 6; thence South 87 degrees 47 minutes 45 seconds East, bearing based on the Cass County Coordinate Database NAD 83, 569.66 feet along the north line of said Government Lot 6 to the west line of the East 757.71 feet of said Government Lot 6, the point of beginning of the tract to be described; thence South 59 degrees 47 minutes 14 seconds West 94.01 feet; thence South 12 degrees 50 minutes 10 seconds West 27.63 feet; thence southerly 132.53 feet along a nontangential curve, concave to the east, having a central angle of 25 degrees 18 minutes 41 seconds, a radius of 300.00 feet and a chord which bears South 00 degrees 10 minutes 49 seconds West; thence South 12 degrees 28 minutes 31 seconds East, tangent to the last described curve, 184.83 feet; thence southerly 203.21 feet along a tangential curve, concave to the west, having a central angle of 35 degrees 49 minutes 28 seconds and a radius of 325.00 feet; thence South 23 degrees 20 minutes 57 seconds West, tangent to the last described curve, 121.47 feet; thence southerly 120.09 feet along a tangential curve, concave to the east, having a central angle of 25 degrees 01 minute 15 seconds and a radius of 275.00 feet; thence South 01 degree 40 minutes 19 seconds East, tangent to the last described curve, 63.11 feet; thence southerly 51.37 feet along a tangential curve, concave to the west, having a central angle of 16 degrees 49 minutes 09 seconds and a radius of 175.00 feet; thence South 74 degrees 15 minutes 29 seconds East, not tangent to the last described curve, 43 feet, more or less, to the shore of Gull Lake; thence northeasterly along said shore to its intersection with said west line of the East 757.71 feet of Government Lot 6; thence North 00 degrees 14 minutes 30 seconds West 754 feet, more or less, along said west line of the East 757.71 feet of Government Lot 6 to the point of beginning. Subject to the right of way for Birch Island Road. Subject to easements, reservations or restrictions of record, if any



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83
ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BENCHMARK IS

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- DENOTES WATER SHUTOFF VALVE
- X=1195.72 DENOTES EXISTING GROUND ELEVATIONS
- DENOTES BITUMINOUS SURFACE
- DENOTES GRAVEL SURFACE

IMPERVIOUS SURFACE CALCULATIONS:

TRACT A:
TOTAL AREA = 65,293 SQ. FT.
IMPERVIOUS COVERAGE = 845 SQ. FT.
GRAVEL = 845 SQ. FT.
IMPERVIOUS PERCENTAGE = 1.3%
(845 / 65,293 = 0.0129)

APPROXIMATE REMAINDER (BASED ON AERIAL PHOTOGRAPHY):
TOTAL AREA = 282,678 SQ. FT.
IMPERVIOUS COVERAGE = 10,981 SQ. FT.
BUILDINGS = 4,095 SQ. FT.
CONCRETE = 989 SQ. FT.
BITUMINOUS = 5,897 SQ. FT.
IMPERVIOUS PERCENTAGE = 3.9%
(10,981 / 282,678 = 0.0388)

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.

SETBACKS SHOWN ARE ACCORDING TO THE CITY OF EAST GULL LAKE CITY CODE.

ACCORDING TO THE CITY OF EAST GULL LAKE THE LOWEST FLOOR ELEVATION FOR A PROPOSED STRUCTURE WOULD BE 1197.00

A WETLAND REVIEW WAS COMPLETED ON PROPOSED TRACT A BY KELLY CONDIFF, CASS COUNTY ENVIRONMENTAL SERVICES. TRACT A WAS DETERMINED TO CONTAIN A SMALL AMOUNT OF WETLAND. A WETLAND DELINEATION WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.

DATE: NOVEMBER 10, 2020	DATE:	AMENDMENTS:	BY:	PREPARED FOR: DEB THURINGER
SCALE: AS SHOWN				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.
DRAWN BY: CPS				
CHECKED BY: CMC				CHAD M. CONNER
FILE NUMBER:				DATE: 11-13-2020 LIC. NO. 41643

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ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS