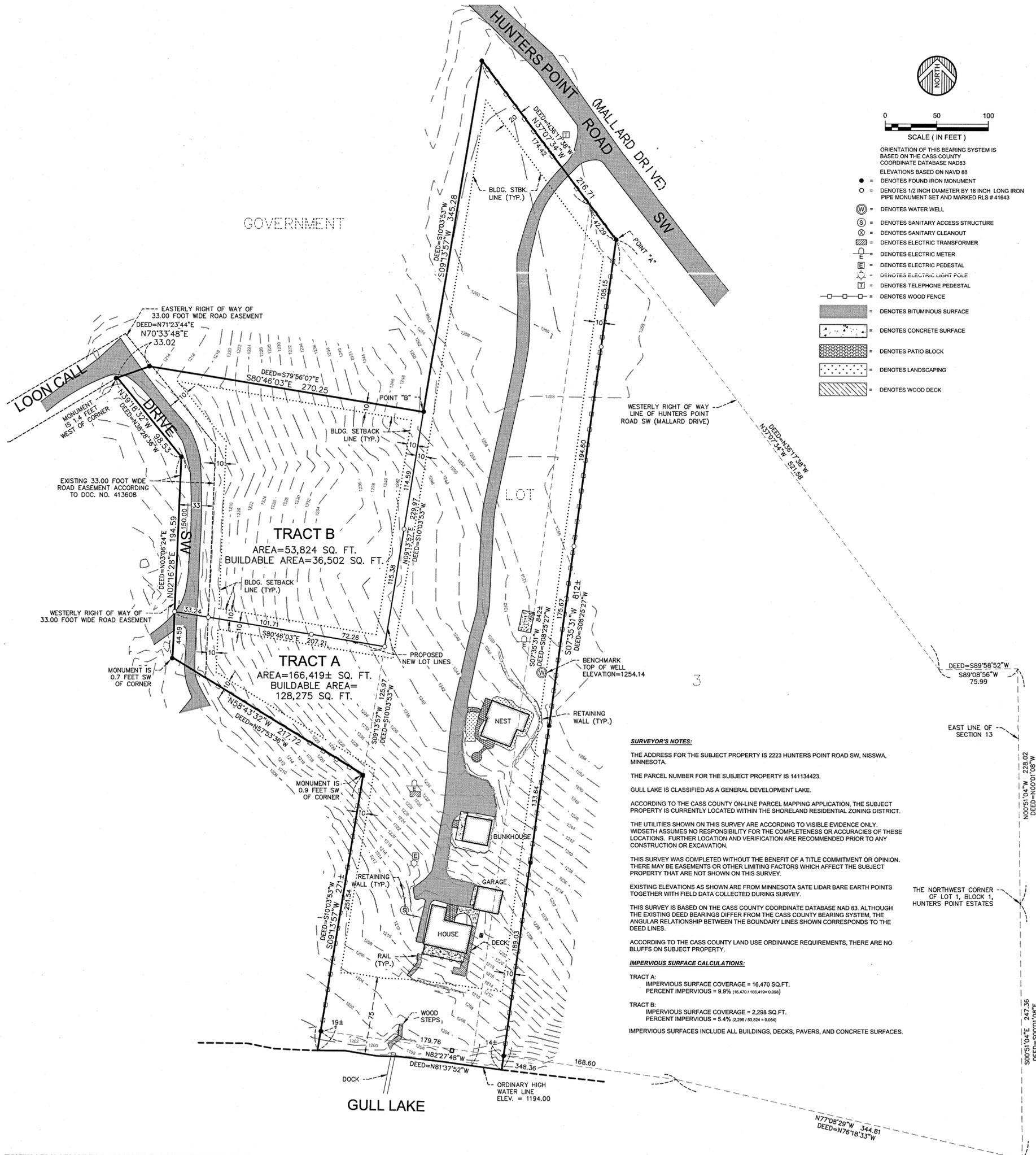


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 3 SECTION 13, TOWNSHIP 134, RANGE 30, CASS COUNTY, MINNESOTA



NORTH

0 50 100
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD83 ELEVATIONS BASED ON NAVD 88

- DENOTES FOUND IRON MONUMENT
- DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- ⊙ DENOTES WATER WELL
- ⊕ DENOTES SANITARY ACCESS STRUCTURE
- ⊖ DENOTES SANITARY CLEANOUT
- ⊗ DENOTES ELECTRIC TRANSFORMER
- ⊘ DENOTES ELECTRIC METER
- ⊙ DENOTES ELECTRIC PEDESTAL
- ⊕ DENOTES ELECTRIC LIGHT POLE
- ⊖ DENOTES TELEPHONE PEDESTAL
- ⊗ DENOTES WOOD FENCE
- ▬ DENOTES BITUMINOUS SURFACE
- ▬ DENOTES CONCRETE SURFACE
- ▬ DENOTES PATIO BLOCK
- ▬ DENOTES LANDSCAPING
- ▬ DENOTES WOOD DECK

SURVEYOR'S NOTES:

THE ADDRESS FOR THE SUBJECT PROPERTY IS 2223 HUNTERS POINT ROAD SW, NISSWA, MINNESOTA.

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 141134423.

GULL LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.

ACCORDING TO THE CASS COUNTY ON-LINE PARCEL MAPPING APPLICATION, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE SHORELAND RESIDENTIAL ZONING DISTRICT.

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

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

EXISTING ELEVATIONS AS SHOWN ARE FROM MINNESOTA STATE LIDAR BARE EARTH POINTS TOGETHER WITH FIELD DATA COLLECTED DURING SURVEY.

THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING DEED BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE DEED LINES.

ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE REQUIREMENTS, THERE ARE NO BLUFFS ON SUBJECT PROPERTY.

IMPERVIOUS SURFACE CALCULATIONS:

TRACT A:
IMPERVIOUS SURFACE COVERAGE = 16,470 SQ. FT.
PERCENT IMPERVIOUS = 9.9% (16,470 / 166,419 ± = 0.098)

TRACT B:
IMPERVIOUS SURFACE COVERAGE = 2,298 SQ. FT.
PERCENT IMPERVIOUS = 5.4% (2,298 / 53,824 = 0.054)

IMPERVIOUS SURFACES INCLUDE ALL BUILDINGS, DECKS, PAVERS, AND CONCRETE SURFACES.

EXISTING LEGAL DESCRIPTION: ACCORDING TO DOCUMENT NUMBER 413608
That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-four (134), Range Thirty (30), described as follows: Commencing at the northwest corner of Lot 1, Block 1, Hunter Point Estates, said plat on file and of record in the Register of Deeds office in said County; said Northwest corner being on the East line of said Section 13; thence North 00 degrees 01 minutes 08 seconds West, assumed bearing, 228.02 feet along said East line of Section 13 a distance of 228.02 feet; thence South 89 degrees 58 minutes 52 seconds West 75.99 feet; thence North 36 degrees 17 minutes 38 seconds West, along the Westerly right of way line of Mallard Drive, as now widened, 563.87 feet to the point of beginning of the tract to be described; thence continuing North 36 degrees 17 minutes 38 seconds West, along said Westerly right of way line 174.42 feet; thence South 10 degrees 03 minutes 53 seconds West 965 feet, more or less, to the shoreline of Gull Lake; thence Easterly, along said shoreline to the intersection with a line bearing South 08 degrees 25 minutes 27 seconds West from the point of beginning; thence North 08 degrees 25 minutes 27 seconds East 840 feet, more or less, to the point of beginning.

AND
That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-four (134), Range Thirty (30), described as follows: Commencing at the northwest corner of Lot 1, Block 1, Hunter Point Estates, according to the plat thereof on file in the office of the Cass County Recorder; said Northwest corner being on the East line of said Section 13; thence North 00 degrees 01 minutes 08 seconds West, assumed bearing, 228.02 feet along said East line of Section 13 a distance of 228.02 feet; thence South 89 degrees 58 minutes 52 seconds West 75.99 feet; thence North 36 degrees 17 minutes 38 seconds West, along the Westerly right of way line of Mallard Drive, as now widened; thence North 36 degrees 17 minutes 38 seconds West 521.58 feet along said Westerly right of way line to the point of beginning of the tract to be described; thence continuing North 36 degrees 17 minutes 38 seconds West, along said Westerly right of way line 174.42 feet; thence South 10 degrees 03 minutes 53 seconds West 965 feet, more or less, to the shore of Gull Lake; thence Southeasterly along said shore to its intersection with a line which bears South 08 degrees 25 minutes 27 seconds West from the point of beginning; thence North 08 degrees 25 minutes 27 seconds East 811 feet, more or less, to the point of beginning.

AND
That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-four (134), Range Thirty (30), described as follows: Commencing at the northwest corner of Lot 1, Block 1, Hunter Point Estates, said plat on file and of record in the Register of Deeds office in said County; said Northwest corner being on the East line of said Section 13; thence North 00 degrees 01 minutes 08 seconds West, assumed bearing, 228.02 feet along said East line of Section 13 a distance of 228.02 feet; thence South 89 degrees 58 minutes 52 seconds West 75.99 feet; thence North 36 degrees 17 minutes 38 seconds West, along the Westerly right of way line of Mallard Drive, as now widened; thence North 36 degrees 17 minutes 38 seconds West 521.58 feet along said Westerly right of way line to the point of beginning of the tract to be described; thence continuing North 36 degrees 17 minutes 38 seconds West, along said Westerly right of way line 174.42 feet; thence South 10 degrees 03 minutes 53 seconds West 965 feet, more or less, to the shore of Gull Lake; thence Southeasterly along said shore to its intersection with a line which bears South 08 degrees 25 minutes 27 seconds West from the point of beginning; thence North 08 degrees 25 minutes 27 seconds East 811 feet, more or less, to the point of beginning.

AND
Together with a 33 foot wide road easement described as follows: Commencing at the NW corner of Lot 1, Block 1, Hunters Point Estates, said plat on file and of record in the Register of Deeds in Cass County, said NW corner being on the East line of said Sec 13-134-30; thence South 0 degrees 01 minutes 08 seconds East 247.36 feet to an iron pipe monument on the shore of Gull Lake; thence North 76 degrees 33 minutes 33 seconds West 344.81 feet along said shore; thence North 81 degrees 37 minutes 52 seconds West 348.36 feet along said shore; thence North 03 degrees 03 minutes 53 seconds East 251.54 feet to a point, which point is the Southeasterly corner of the above described tract; thence North 57 degrees 53 minutes 36 seconds West along the Southerly line of the above described tract 217.72 feet to a point on the Westerly line of a 33 foot road easement; thence South 57 degrees 53 minutes 36 seconds East 18.86 feet to the point of beginning of the centerline to be described; thence North 03 degrees 06 minutes 24 seconds East 210.00 feet; thence North 38 degrees 28 minutes 36 seconds West 119.00 feet; thence South 60 degrees 06 minutes 24 seconds West 132.00 feet; thence South 86 degrees 11 minutes 24 seconds West 73.00 feet; thence North 62 degrees 45 minutes 13 seconds West 81.63 feet; thence North 41 degrees 23 minutes 36 seconds West 235.00 feet to the centerline of County State Aid Highway #77 and there ending.

PROPOSED LEGAL DESCRIPTION:
TRACT A:
That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-four (134), Range Thirty (30), Cass County, Minnesota, described as follows: Commencing at the northwest corner of Lot 1, Block 1, Hunters Point Estates, according to the recorded plat thereof on file in the Cass County, Minnesota Recorders office; said northwest corner being on the East line of said Section 13; thence North 00 degrees 01 minutes 04 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 228.02 feet along said East line of Section 13; thence South 89 degrees 08 minutes 56 seconds West 75.99 feet; thence North 37 degrees 07 minutes 34 seconds West 521.58 feet along the Westerly right of way line of Mallard Drive, as now widened, to the point hereinafter referred to as Point "B"; thence continuing North 37 degrees 07 minutes 34 seconds West 216.71 feet along said Westerly right of way line of Mallard Drive, as now widened, 738.29 feet to the point of beginning of the tract to be described; thence North 58 degrees 43 minutes 32 seconds West 217.72 feet to a point on the Westerly right of way line of the 33.00 foot wide road easement according to document number 413608 on file in said Cass County Recorder's office; thence North 02 degrees 16 minutes 28 seconds East 44.59 feet along said Westerly right of way line of the 33.00 foot wide road easement according to document number 413608; thence South 46 minutes 03 seconds East 207.21 feet to the line bears North 09 degrees 13 minutes 57 seconds East from the point of beginning; thence North 03 degrees 06 minutes 24 seconds East 210.00 feet along said Westerly right of way line of Mallard Drive to said Point "A"; thence South 07 degrees 33 minutes 31 seconds West 812 feet, more or less, to the shore of Gull Lake; thence Westerly along the shore to its intersection with the line that bears South 09 degrees 13 minutes 57 seconds West from the point of beginning; thence North 09 degrees 13 minutes 57 seconds East 271 feet, more or less, to the point of beginning. Subject to, and together with said 33 foot wide road easement according to document number 413608. Subject to easements, restrictions, or reservations of record if any.

TRACT B:
That part of Government Lot Three (3), Section Thirteen (13), Township One Hundred Thirty-four (134), Range Thirty (30), Cass County, Minnesota, described as follows: Commencing at the northwest corner of Lot 1, Block 1, Hunters Point Estates, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorders office; said northwest corner being on the East line of said Section 13; thence North 00 degrees 01 minutes 04 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 228.02 feet along said East line of Section 13; thence South 89 degrees 08 minutes 56 seconds West 75.99 feet; thence North 37 degrees 07 minutes 34 seconds West 521.58 feet along the Westerly right of way line of Mallard Drive, as now widened; thence North 09 degrees 13 minutes 57 seconds East 44.59 feet, along said Westerly right of way line of a 33.00 foot wide road easement according to document number 413608 to the point of beginning of the tract to be described; thence North 02 degrees 16 minutes 28 seconds East 44.59 feet along said Westerly right of way line of a 33.00 foot wide road easement according to document number 413608; thence North 70 degrees 33 minutes 48 seconds East 33.02 feet; thence South 80 degrees 46 minutes 03 seconds East 270.25 feet to said point "B"; thence South 09 degrees 13 minutes 57 seconds West 229.97 to the line that bears South 08 degrees 46 minutes 03 seconds East from the point of beginning; thence North 80 degrees 46 minutes 03 seconds West 207.21 feet to the point of beginning. Subject to, and together with said 33.00 foot wide road easement according to document number 413608. Subject to easements, restrictions, or reservations of record if any.

DATE:	DECEMBER 01, 2020	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	WARREN KELLY AND RUTH STONER
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:	TJP								
CHECKED BY:	CMC								
FILE NUMBER:	2020-11834							CHAD M. CONNER	DATE: 12/01/2020 LIC. NO. 41643

WIDSETH

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