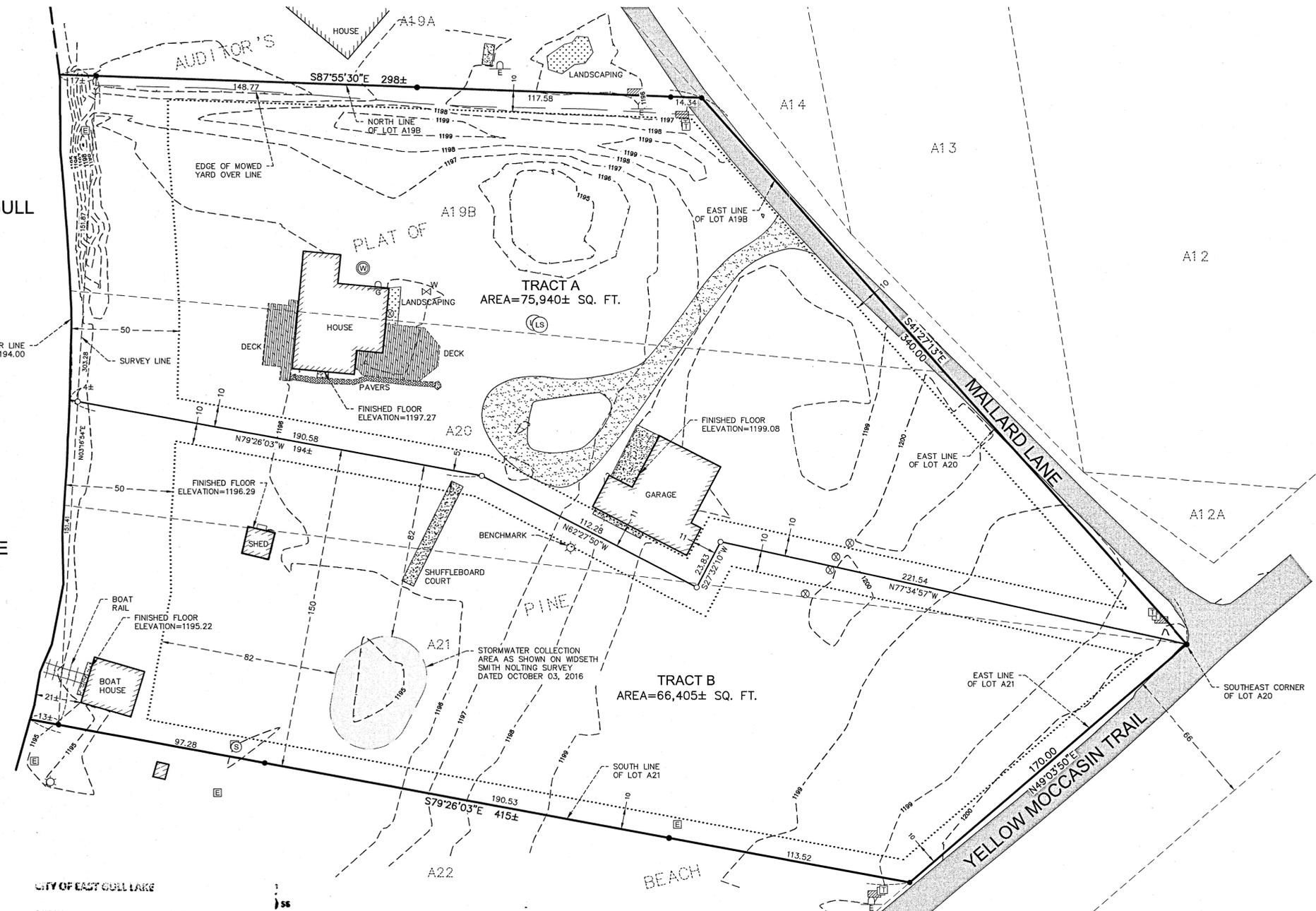


# CERTIFICATE OF SURVEY

LOTS A19B, A20 AND A21, AUDITOR'S PLAT OF PINE BEACH  
SECTION 19, TOWNSHIP 134, RANGE 29,  
CASS COUNTY, MINNESOTA



**EXISTING LEGAL DESCRIPTION (According to Doc. No. A227701):**

Lot A19B, Lot A20, and Lot A21, Auditors Plat of Pine Beach, Cass County, Minnesota. Subject to all restrictions, reservations and easements of record, if any.

**PROPOSED LEGAL DESCRIPTIONS:**

**TRACT A:**  
Lot A19B and that part of Lots A20 and A21, Auditors Plat of Pine Beach, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, described as follows: Beginning at the southeast corner of said Lot A20; thence North 77 degrees 34 minutes 57 seconds West, bearing based on the Cass County coordinate database NAD83, 221.54 feet; thence South 27 degrees 32 minutes 10 seconds West 23.83 feet; thence North 62 degrees 27 minutes 50 seconds West 112.28 feet; thence North 79 degrees 26 minutes 03 seconds West 194 feet, more or less, to the shore of Gull lake; thence northerly along said shore to its intersection with the north line of said Lot A19B; thence South 87 degrees 55 minutes 30 seconds East 298 feet, more or less, along said north line of Lot A19B to the east line of said Lot A19B; thence South 41 degrees 27 minutes 13 seconds East 340.00 feet along said East line of Lot A19B and along the east line of said Lot A20 to the point of beginning. Subject to easements, reservations and restrictions of record, if any.

**TRACT B:**  
That part of Lots A20 and A21, Auditors Plat of Pine Beach, according to the recorded plat thereof on file in the Cass County, Minnesota, Recorder's Office, described as follows: Beginning at the southeast corner of said Lot A20; thence North 77 degrees 34 minutes 57 seconds West, bearing based on the Cass County coordinate database NAD83, 221.54 feet; thence South 27 degrees 32 minutes 10 seconds West 23.83 feet; thence North 62 degrees 27 minutes 50 seconds West 112.28 feet; thence North 79 degrees 26 minutes 03 seconds West 194 feet, more or less, to the shore of Gull lake; thence southerly along said shore to its intersection with the south line of said Lot A21; thence South 79 degrees 26 minutes 03 seconds East 415 feet, more or less, along said south line of Lot A21 to the east line of said Lot A21; thence North 49 degrees 03 minutes 50 seconds East 170.00 feet along said east line of Lot A21 to the point of beginning. Subject to easements, reservations and restrictions of record, if any.

**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.

SETBACK ARE TAKEN FROM THE EAST GULL LAKE CITY CODE

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

ACCORDING TO THE CITY OF EAST GULL LAKE CITY CODE, ZONING DISTRICT R-3 BUILDING SETBACKS:

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

**IMPERVIOUS CALCULATIONS TRACT A:**

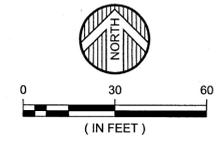
TOTAL AREA TRACT A = 75,940± SQ.FT. (1.74 ACRES)

EXISTING CONDITIONS:  
IMPERVIOUS COVERAGE = 9,620 SQ.FT.  
BUILDINGS = 3,480 SQ. FT.  
CONCRETE = 405 SQ. FT.  
DRIVEWAY = 3,076 SQ. FT.  
DECKS = 1,160 SQ. FT.  
PAVERS = 157 SQ. FT.  
BITUMINOUS = 1,342 SQ. FT.  
IMPERVIOUS PERCENTAGE = 12.7 %  
(9,620 / 75,940 = 0.1267)

**IMPERVIOUS CALCULATIONS TRACT B:**

TOTAL AREA TRACT B = 66,405± SQ.FT. (1.52 ACRES)

EXISTING CONDITIONS:  
IMPERVIOUS COVERAGE = 1,054 SQ.FT.  
BUILDINGS = 689 SQ. FT.  
CONCRETE = 358 SQ. FT.  
BITUMINOUS = 7 SQ. FT.  
IMPERVIOUS PERCENTAGE = 1.6 %  
(1,054 / 66,405 = 0.0159)



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 A SPIKE IN THE LIGHT POLE SOUTHWEST OF THE GARAGE ELEVATION=1198.35

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- (LS) = DENOTES LIFT STATION
- (S) = DENOTES SEPTIC MANHOLE
- (C) = DENOTES SEPTIC CLEANOUT
- (\*) = DENOTES LIGHT POLE
- (E) = DENOTES ELECTRIC PEDESTAL
- (T) = DENOTES ELECTRIC TRANSFORMER
- (M) = DENOTES ELECTRIC METER
- (G) = DENOTES GAS METER
- (W) = DENOTES WELL
- (I) = DENOTES IRRIGATION CONTROL
- (T) = DENOTES TELECOMMUNICATIONS PEDESTAL

- [Pattern] = DENOTES BITUMINOUS SURFACE
- [Pattern] = DENOTES CONCRETE SURFACE
- [Pattern] = DENOTES GRAVEL SURFACE

CITY OF EAST GULL LAKE  
STATE OF MINNESOTA, COUNTY OF CASS  
I hereby certify that the within lot split is in compliance with East Gull Lake City Subdivision Ordinance and was approved by the City of East Gull Lake on the 6<sup>th</sup> day of April, 2021  
Signed: R. Mason

DATE: APRIL 06, 2021	DATE:	AMENDMENTS:	BY:
SCALE: AS SHOWN			
DRAWN BY: CPS			
CHECKED BY: CMC			
FILE NUMBER: 2021-10371			

PREPARED FOR: **GEORGE CARNEY**  
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*  
CHAD M. CONNER DATE: 04-06-2021 LIC. NO. 41643

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