

# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 32, TOWNSHIP 135, RANGE 29,  
CASS COUNTY, MINNESOTA

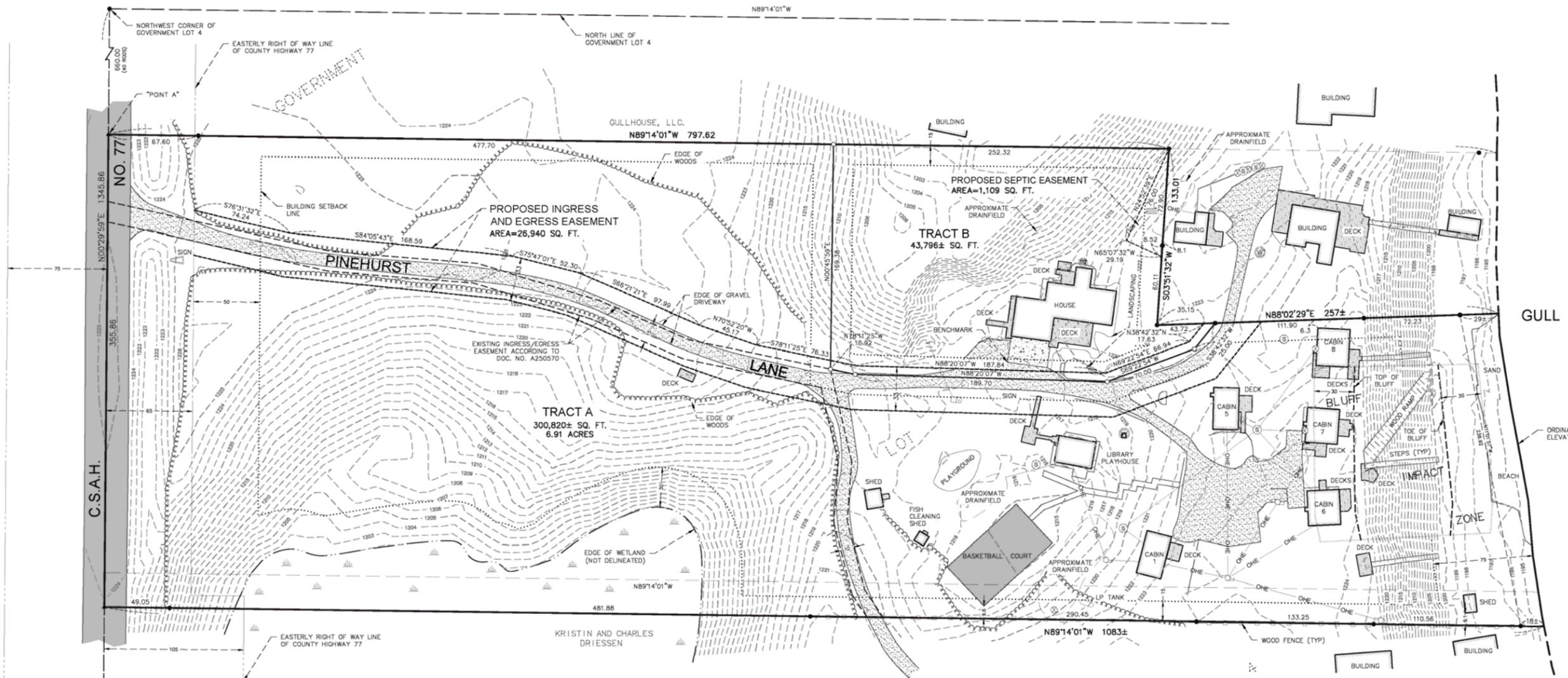


0 40 80  
SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE  
CASS COUNTY (SOUTH) COORDINATE DATABASE NAD 83

BENCHMARK IS THE CORNER OF A CONCRETE PAD  
ELEVATION = 1217.79

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41843
- ▲ = DENOTES FOUND SURVEY NAIL
- = DENOTES WETLAND
- = DENOTES POWER POLE
- = DENOTES CATCH BASIN
- ⊙ = DENOTES WELL
- ⊕ = DENOTES WATER COVER
- ⊙ = DENOTES SANITARY COVER
- ⊙ = DENOTES ELECTRIC TRANSFORMER
- ⊙ = DENOTES SANITARY CLEANOUT
- ⊙ = DENOTES STORM SEWER
- ⊙ = DENOTES OVERHEAD ELECTRIC
- ⊙ = DENOTES SANITARY SEWER



### EXISTING LEGAL DESCRIPTION:

That part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet to the point of beginning of the tract to be described; thence reversing North 03 degrees 51 minutes 32 seconds East 133.01 feet; thence North 89 degrees 14 minutes 01 second West parallel with the north line of said Government Lot 4 797.62 feet to said west line of Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West 355.86 feet along said west line of Government Lot 4 to the point on said west line of Government Lot 4 that is 330.00 feet north of the southwest corner thereof; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 1.083 feet, more or less, to the shore of Gull Lake; thence northerly along said shore to its intersection with the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning; thence South 88 degrees 02 minutes 29 seconds West 257 feet, more or less, to the point of beginning. Subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, lying 33.00 foot southerly of the following described line: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet; thence North 88 degrees 02 minutes 29 seconds East 35.15 feet to the point of beginning of the line to be described; thence South 38 degrees 42 minutes 32 seconds West 17.63 feet; thence South 69 degrees 22 minutes 54 seconds West 66.94 feet; thence North 88 degrees 20 minutes 07 seconds West 187.64 feet; thence North 78 degrees 11 minutes 25 seconds West 78.33 feet; thence North 70 degrees 52 minutes 20 seconds East 45.17 feet; thence North 88 degrees 02 minutes 29 seconds East 189.70 feet; thence North 75 degrees 47 minutes 01 seconds West 52.30 feet; thence North 84 degrees 05 minutes 43 seconds West 168.59 feet; thence North 78 degrees 31 minutes 32 seconds West 74.24 feet to the easterly right of way line of County State Aid Highway Number 77; and said line there terminating. The southerly line of said easement is to be prolonged or shortened to terminate at said easterly right of way line of County State Aid Highway Number 77 and at the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning. Subject to a 10.00 foot wide road easement according to Doc. No. A250570. Subject to the right of way for County State Aid Highway Number 77. Subject to easements, reservations or restrictions of record, if any.

### PROPOSED LEGAL DESCRIPTIONS:

**TRACT A:**  
That part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4 to the point hereinafter referred to as "Point A"; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet to the point of beginning of the tract to be described; thence reversing North 03 degrees 51 minutes 32 seconds East 133.01 feet; thence North 89 degrees 14 minutes 01 second West parallel with the north line of said Government Lot 4 797.62 feet to said west line of Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West 355.86 feet along said west line of Government Lot 4 to the point on said west line of Government Lot 4 that is 330.00 feet north of the southwest corner thereof; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 1.083 feet, more or less, to the shore of Gull Lake; thence northerly along said shore to its intersection with the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning; thence South 88 degrees 02 minutes 29 seconds West 257 feet, more or less, to the point of beginning. Subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, lying 33.00 foot southerly of the following described line: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet; thence North 88 degrees 02 minutes 29 seconds East 35.15 feet to the point of beginning of the line to be described; thence South 38 degrees 42 minutes 32 seconds West 17.63 feet; thence South 69 degrees 22 minutes 54 seconds West 66.94 feet; thence North 88 degrees 20 minutes 07 seconds West 187.64 feet; thence North 78 degrees 11 minutes 25 seconds West 78.33 feet; thence North 70 degrees 52 minutes 20 seconds East 45.17 feet; thence North 88 degrees 02 minutes 29 seconds East 189.70 feet; thence North 75 degrees 47 minutes 01 seconds West 52.30 feet; thence North 84 degrees 05 minutes 43 seconds West 168.59 feet; thence North 78 degrees 31 minutes 32 seconds West 74.24 feet to the easterly right of way line of County State Aid Highway Number 77; and said line there terminating. The southerly line of said easement is to be prolonged or shortened to terminate at said easterly right of way line of County State Aid Highway Number 77 and at the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning. Subject to a 10.00 foot wide road easement according to Doc. No. A250570. Subject to the right of way for County State Aid Highway Number 77. Subject to easements, reservations or restrictions of record, if any.

### TRACT B:

That part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 545.30 feet to the point of beginning of the tract to be described; thence continuing South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 252.32 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet; thence North 88 degrees 02 minutes 29 seconds East 43.72 feet; thence North 88 degrees 02 minutes 29 seconds East 35.15 feet to the point of beginning of the line to be described; thence reversing North 03 degrees 51 minutes 32 seconds West 133.01 feet; thence North 89 degrees 14 minutes 01 second West parallel with the north line of said Government Lot 4 797.62 feet; thence South 00 degrees 29 minutes 59 seconds West 355.86 feet along said west line of Government Lot 4 to the point on said west line of Government Lot 4 that is 330.00 feet north of the southwest corner thereof; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 1.083 feet, more or less, to the shore of Gull Lake; thence northerly along said shore to its intersection with the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning; thence South 88 degrees 02 minutes 29 seconds West 257 feet, more or less, to the point of beginning. Subject to a 33.00 foot wide easement for ingress and egress purposes over and across that part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, lying 33.00 foot southerly of the following described line: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet; thence South 03 degrees 51 minutes 32 seconds West 133.01 feet; thence North 88 degrees 02 minutes 29 seconds East 35.15 feet to the point of beginning of the line to be described; thence South 38 degrees 42 minutes 32 seconds West 17.63 feet; thence South 69 degrees 22 minutes 54 seconds West 66.94 feet; thence North 88 degrees 20 minutes 07 seconds West 187.64 feet; thence North 78 degrees 11 minutes 25 seconds West 78.33 feet; thence North 70 degrees 52 minutes 20 seconds East 45.17 feet; thence North 88 degrees 02 minutes 29 seconds East 189.70 feet; thence North 75 degrees 47 minutes 01 seconds West 52.30 feet; thence North 84 degrees 05 minutes 43 seconds West 168.59 feet; thence North 78 degrees 31 minutes 32 seconds West 74.24 feet to the easterly right of way line of County State Aid Highway Number 77; and said line there terminating. The southerly line of said easement is to be prolonged or shortened to terminate at said easterly right of way line of County State Aid Highway Number 77 and at the line that bears North 88 degrees 02 minutes 29 seconds East from the point of beginning. Subject to an easement for septic purposes over that part of Government Lot 4, Section 32, Township 135, Range 29, Cass County, Minnesota, described as follows: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 29 minutes 59 seconds West, bearing based on the Cass County Coordinate Database NAD 83, 660.00 feet along the west line of said Government Lot 4; thence South 89 degrees 14 minutes 01 second East parallel with the north line of said Government Lot 4 797.62 feet to the point of beginning of the easement to be described; thence South 38 degrees 42 minutes 32 seconds West 17.63 feet; thence South 69 degrees 22 minutes 54 seconds West 66.94 feet; thence North 88 degrees 20 minutes 07 seconds West 187.64 feet; thence North 78 degrees 11 minutes 25 seconds West 78.33 feet; thence North 70 degrees 52 minutes 20 seconds East 45.17 feet to its intersection with the line that bears South 03 degrees 51 minutes 32 seconds West from the point of beginning; thence North 03 degrees 51 minutes 32 seconds East 133.01 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

### IMPERVIOUS CALCULATIONS TRACT A:

TOTAL AREA = 300,820± SQ. FT. (6.91 ACRES)

EXISTING CONDITIONS:  
IMPERVIOUS COVERAGE = 32,933 SQ. FT.  
BUILDINGS = 4,178 SQ. FT.  
BITUMINIOUS = 8,838 SQ. FT.  
GRAVEL = 16,964 SQ. FT.  
DECK/WALKWAYS = 2,955 SQ. FT.  
IMPERVIOUS PERCENTAGE = 10.9 %  
(32,933 / 300,820 = 0.1094)

### IMPERVIOUS CALCULATIONS TRACT B:

TOTAL AREA = 43,796± SQ. FT. (1.01 ACRES)

EXISTING CONDITIONS:  
IMPERVIOUS COVERAGE = 5,316 SQ. FT.  
BUILDINGS = 2,347 SQ. FT.  
CONCRETE = 592 SQ. FT.  
GRAVEL = 1,438 SQ. FT.  
DECK/WALKWAYS = 941 SQ. FT.  
IMPERVIOUS PERCENTAGE = 12.1 %  
(5,316 / 43,796 = 0.1214)

**SURVEYOR'S NOTES:**  
THE PIDS FOR THE SUBJECT PROPERTY ARE 761080010140009, 761080010150009 AND 761080020010009.

THE NET AREA FOR TRACT A IS 284,096± SQ. FT.

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.

ACCORDING TO THE CITY OF LAKE SHORE ZONING MAP, THE SUBJECT PROPERTY IS LOCATED WITHIN THE COMMERCIAL WATERFRONT AND OPEN ZONING DISTRICTS.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

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.

F.E.M.A. HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SUBJECT PROPERTY.

SETBACKS ARE SHOWN ACCORDING TO THE CITY OF LAKE SHORE ZONING ORDINANCE FOR THE FUTURE REZONING TO THE MEDIUM DENSITY RESIDENTIAL (R-2) ZONING CLASSIFICATION.

DATE: JULY 09, 2021	DATE:	AMENDMENTS:	BY:	PREPARED FOR: CHARLES AND KRISTIN DRIESSEN
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				CHAD M. CONNER DATE: 07-09-2021 LIC. NO. 41643
CHECKED BY: CMC				
FILE NUMBER: 2021-10714				

