

# CERTIFICATE OF SURVEY

**EXISTING DESCRIPTION** - (Parcel No.: 42-404-0150)

Lot 5, Block 1, EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota.

**EXISTING DESCRIPTION** - (Parcel No.: 42-404-0160)

Lot 6, Block 1, EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota.

**PROPOSED DESCRIPTION** - (PARCEL 'A')

That part of Lot 5 and Lot 6, EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying northerly of the following described line: commencing at the most northerly corner of said Lot 6; thence South 11 degrees 23 minutes 34 seconds West 122.55 feet to the point of beginning; thence South 82 degrees 13 minutes 01 seconds West 280.42 feet; thence South 53 degrees 49 minutes 30 seconds West 117 feet, more or less, to the shore of Thunder Lake and there terminating.

Said parcel contains 2.82 acres of land, more or less, and is subject to existing easements of record.

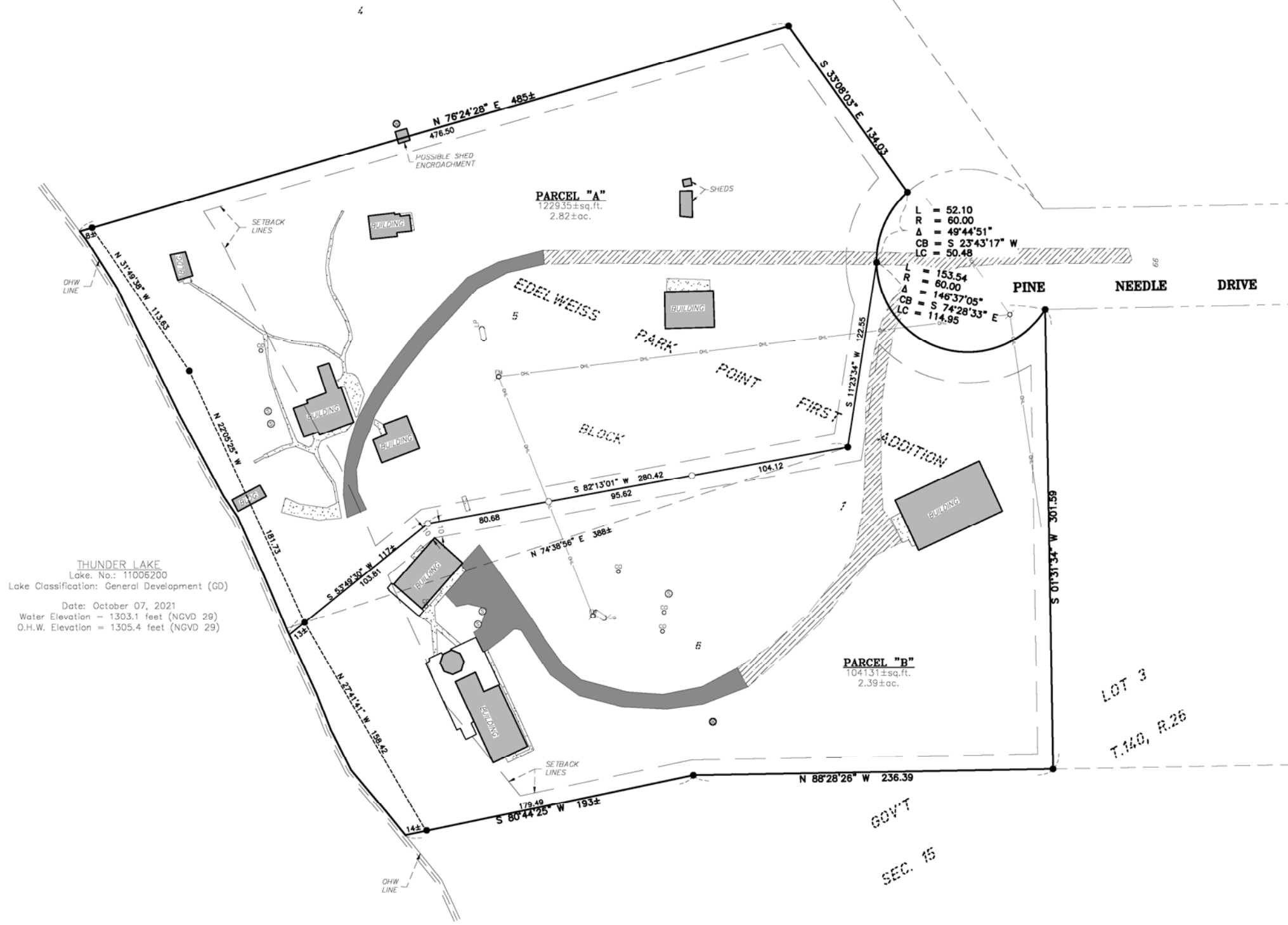
**PROPOSED DESCRIPTION** - (PARCEL 'B')

That part of Lot 5 and Lot 6, EDELWEISS PARK POINT FIRST ADDITION, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the following described line: commencing at the most northerly corner of said Lot 6; thence South 11 degrees 23 minutes 34 seconds West 122.55 feet to the point of beginning; thence South 82 degrees 13 minutes 01 seconds West 280.42 feet; thence South 53 degrees 49 minutes 30 seconds West 117 feet, more or less, to the shore of Thunder Lake and there terminating.

Said parcel contains 2.39 acres of land, more or less, and is subject to existing easements of record.

**SURVEYOR'S NOTES:**

- Bearing Orientation:** The easterly line of Lot 6, Block 1, EDELWEISS PARK POINT FIRST ADDITION is assumed to have a bearing of South 01 degrees 31 minutes 34 seconds West.
- The field survey was completed on 10/7/2021.
- Arro Land Surveying of Brainerd, INC. has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Wetlands may exist on subject property but were not identified in the preparation of this survey.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Shoreland Residential
- Setback Requirements: OHW = 75 feet R-O-W = 20 feet Property Line = 10 feet
- It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.



**THUNDER LAKE**  
 Lake No.: 11006200  
 Lake Classification: General Development (GD)  
 Date: October 07, 2021  
 Water Elevation = 1303.1 feet (NGVD 29)  
 O.H.W. Elevation = 1305.4 feet (NGVD 29)

- LEGEND**
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
  - DENOTES FOUND SURVEY MONUMENT
  - ☎ DENOTES TELEPHONE PEDESTAL
  - ⊞ DENOTES ELECTRIC METER
  - ⊕ DENOTES UTILITY POLE
  - ⊗ DENOTES WELL
  - ⊙ DENOTES SEPTIC MANHOLE
  - ⊘ DENOTES SEPTIC CLEANOUT
  - ⊚ DENOTES L.P. TANK
  - ▨ DENOTES GRAVEL SURFACE
  - ▩ DENOTES BITUMINOUS SURFACE
  - ▧ DENOTES CONCRETE SURFACE
  - DENOTES OVERHEAD ELECTRICAL LINE

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.  
 Dated this 28th day of October, 2021  
 By: Jared A. Spaid, Minnesota License No. 59285



**BOUNDARY LINE ADJUSTMENT SURVEY**  
 Part of Lots 5 & 6, Block 1, EDELWEISS PARK POINT FIRST ADDITION, Cass County, MN

**CLIENT:**  
 Steve Seiffert  
 3815 State HWY 6 NE  
 Remer, MN 56672

DRAWN BY: JAS	CHECKED BY: EEL
APPROVED BY: JAS	JOB NUMBER: 21-1618
NO. DATE	BY REVISION DESCRIPTION