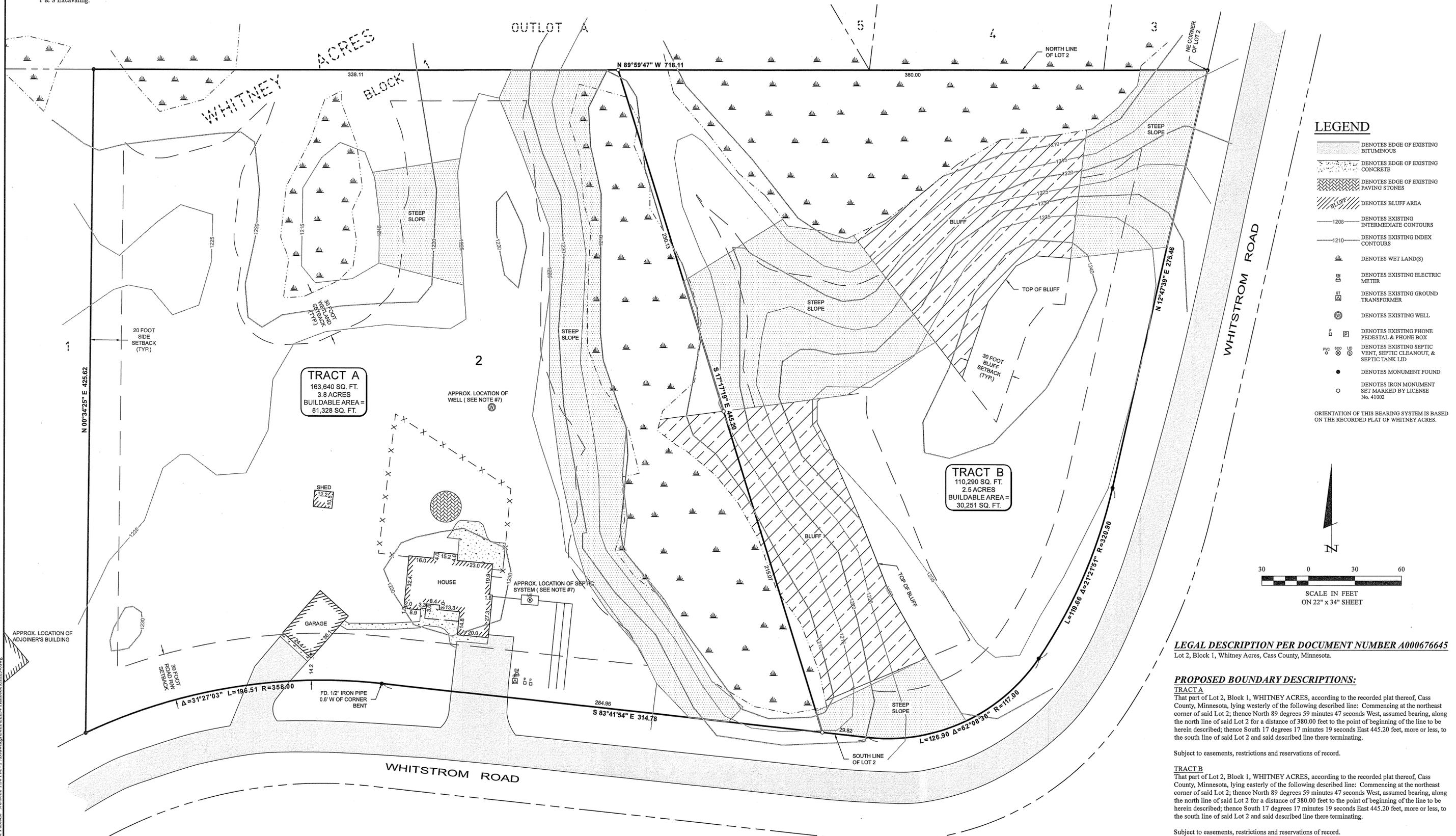


NOTES:

1. Contour interval as shown = 5 foot. Contours shown have been digitized from the Cass County GIS site.
2. Zoning for subject tract = "Residential, Low Density (R-1)".
3. Wetland delineation was completed on 8-9-2022, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
4. Parcel ID of subject parcel: 90-388-0120.
5. The E911 address of subject parcel: 8163 Whitstrom Road.
6. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
7. Approximate location of septic system and well per sketch prepared by Terry Stumvoll, T & S Excavating.

CERTIFICATE OF SURVEY

LOT 2, BLOCK 1, WHITNEY ACRES,
SECTION 16, TOWNSHIP 135 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



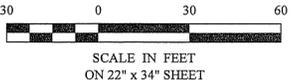
TRACT A
163,640 SQ. FT.
3.8 ACRES
BUILDABLE AREA =
81,328 SQ. FT.

TRACT B
110,290 SQ. FT.
2.5 ACRES
BUILDABLE AREA =
30,251 SQ. FT.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES WET LAND(S)
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING WELL
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF WHITNEY ACRES.



LEGAL DESCRIPTION PER DOCUMENT NUMBER A000676645
Lot 2, Block 1, Whitney Acres, Cass County, Minnesota.

PROPOSED BOUNDARY DESCRIPTIONS:
TRACT A
That part of Lot 2, Block 1, WHITNEY ACRES, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of the following described line: Commencing at the northeast corner of said Lot 2; thence North 89 degrees 59 minutes 47 seconds West, assumed bearing, along the north line of said Lot 2 for a distance of 380.00 feet to the point of beginning of the line to be herein described; thence South 17 degrees 17 minutes 19 seconds East 445.20 feet, more or less, to the south line of said Lot 2 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B
That part of Lot 2, Block 1, WHITNEY ACRES, according to the recorded plat thereof, Cass County, Minnesota, lying easterly of the following described line: Commencing at the northeast corner of said Lot 2; thence North 89 degrees 59 minutes 47 seconds West, assumed bearing, along the north line of said Lot 2 for a distance of 380.00 feet to the point of beginning of the line to be herein described; thence South 17 degrees 17 minutes 19 seconds East 445.20 feet, more or less, to the south line of said Lot 2 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-0940 www.stonemarksurvey.com	
I HEREBY CERTIFY THAT THIS SURVEY PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA. Patrick A. Trotter PATRICK A. TROTTER, PLS#1002 9-08-2022, LIC. NO. 41002	
DATE	9-08-2022
BY	PATRICK A. TROTTER
REVISIONS	DESCRIPTION
DATE	
PROJECT NO.	22234
FILE NAME	C22234.dwg
FIELD BOOK	BOOK 469 PG. 46,47
DATE	9-8-2022
SCALE	1"=50'
HORIZ.	NONE
VERT.	NONE
PROJECT MANAGER	PAT
CHECKED BY	PAT
DRAWN BY	RJF
CERTIFICATE OF SURVEY	Deb Halbeck 50784 Pequot Blvd. Pequot Lakes, MN 56472
SHEET	1 OF 1

Roger Forsell 9/8/2022 1:30 PM - F:\Drawings\2022\22234\Hallbeck\C22234.dwg