

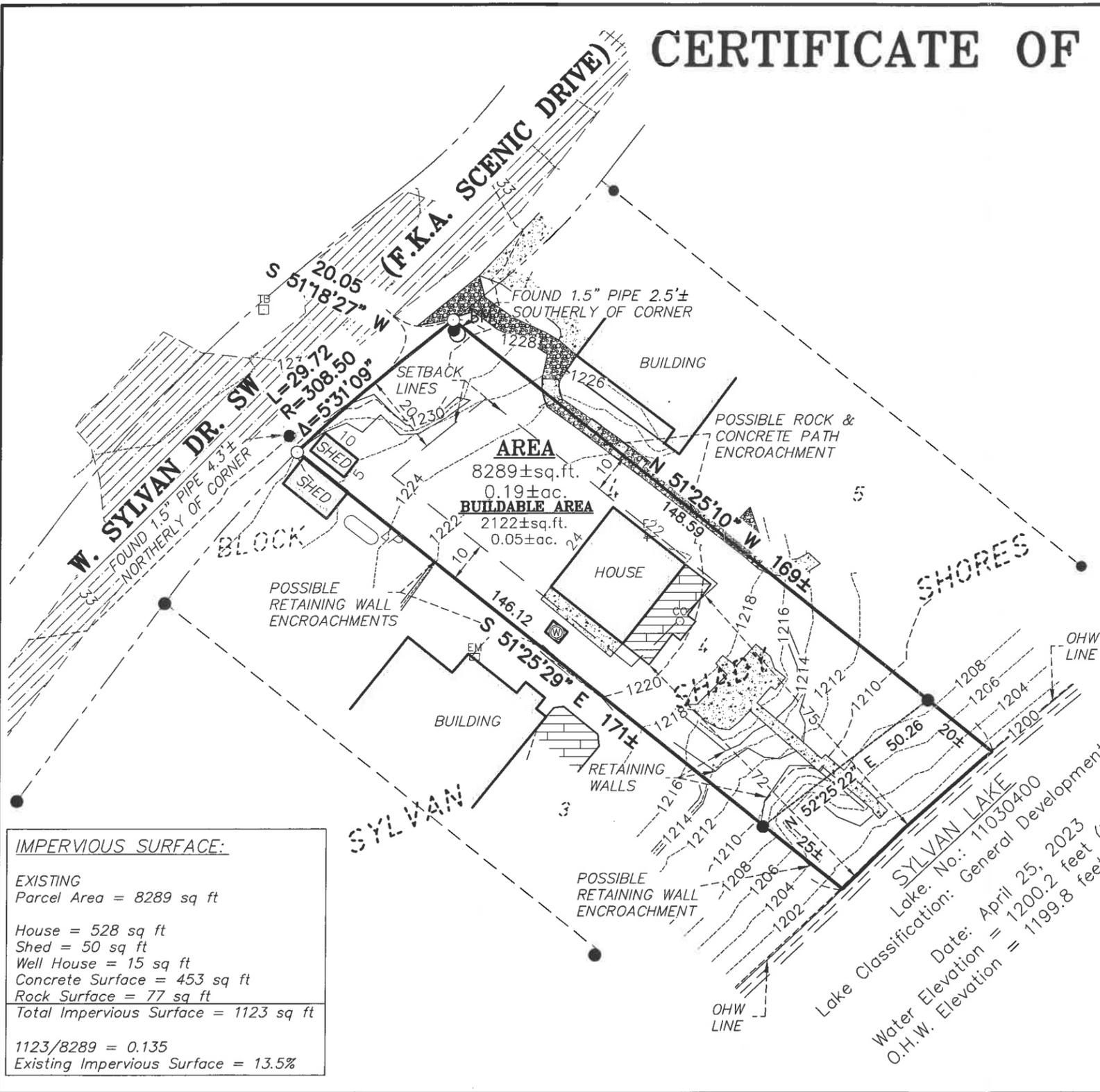
CERTIFICATE OF SURVEY

DESCRIPTION - (Parcel No.: 41-562-0420)

Lot 4, Block 4, SYLVAN SHADY SHORES, according to the recorded plat thereof, Cass County, Minnesota.

SURVEYOR'S NOTES:

1. Bearing Orientation: Cass County Coordinate System South (NAD83).
2. Benchmark: Set double spike in southerly face of a power pole. Elevation = 1231.40 (NGVD29)
3. The field survey was completed on 5/17/2023.
4. 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.
5. The client should contact a real estate attorney or title attorney concerning the encroachments as shown on this certificate of survey.
6. Wetlands may exist on subject property but were not identified in the preparation of this survey.
7. 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.
8. Property Zoning: Shoreland Residential
9. Setback Requirements: OHW (GD) = 75 feet R-O-W = 20 feet Property Line = 10 feet
10. It is the client's responsibility to verify zoning and setback requirements prior to construction or improving your property.
11. The right-of-way of the west line of Lot 4 is not clearly identified on the plat of SYLVAN SHADY SHORES. There is not sufficient mathematical data to calculate the right-of-way as shown on said plat. The right-of-way as shown on this survey has been calculated using the centerline of the traveled road at the time of this survey.



IMPERVIOUS SURFACE:

EXISTING
Parcel Area = 8289 sq ft

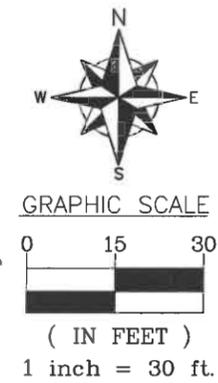
House = 528 sq ft
Shed = 50 sq ft
Well House = 15 sq ft
Concrete Surface = 453 sq ft
Rock Surface = 77 sq ft

Total Impervious Surface = 1123 sq ft

$1123/8289 = 0.135$
Existing Impervious Surface = 13.5%

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- TB DENOTES TELEPHONE PEDESTAL
- EM DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- ⊙ DENOTES WELL
- ○ ○ ○ DENOTES SEPTIC CLEANOUT
- ○ ○ ○ ○ DENOTES L.P. TANK
- 1210--- DENOTES 2 FOOT CONTOURS (NGVD29)
- ▨ DENOTES GRAVEL SURFACE
- ▩ DENOTES ROCK SURFACE
- ▧ DENOTES CONCRETE SURFACE



DRAWN BY: JAS CHECKED BY: EEL

APPROVED BY: JAS JOB NUMBER: 23-043B

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT: **Travis Miller**
Property Address:
12120 W. Sylvan Dr. SW
Pillager, MN 56473

BOUNDARY SURVEY

Lot 4, Block 4,
SYLVAN SHADY SHORES,
Cass County, MN



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 18th day of May, 2023

By: Jared A. Spaid
Jared A. Spaid, Minnesota License No. 59285