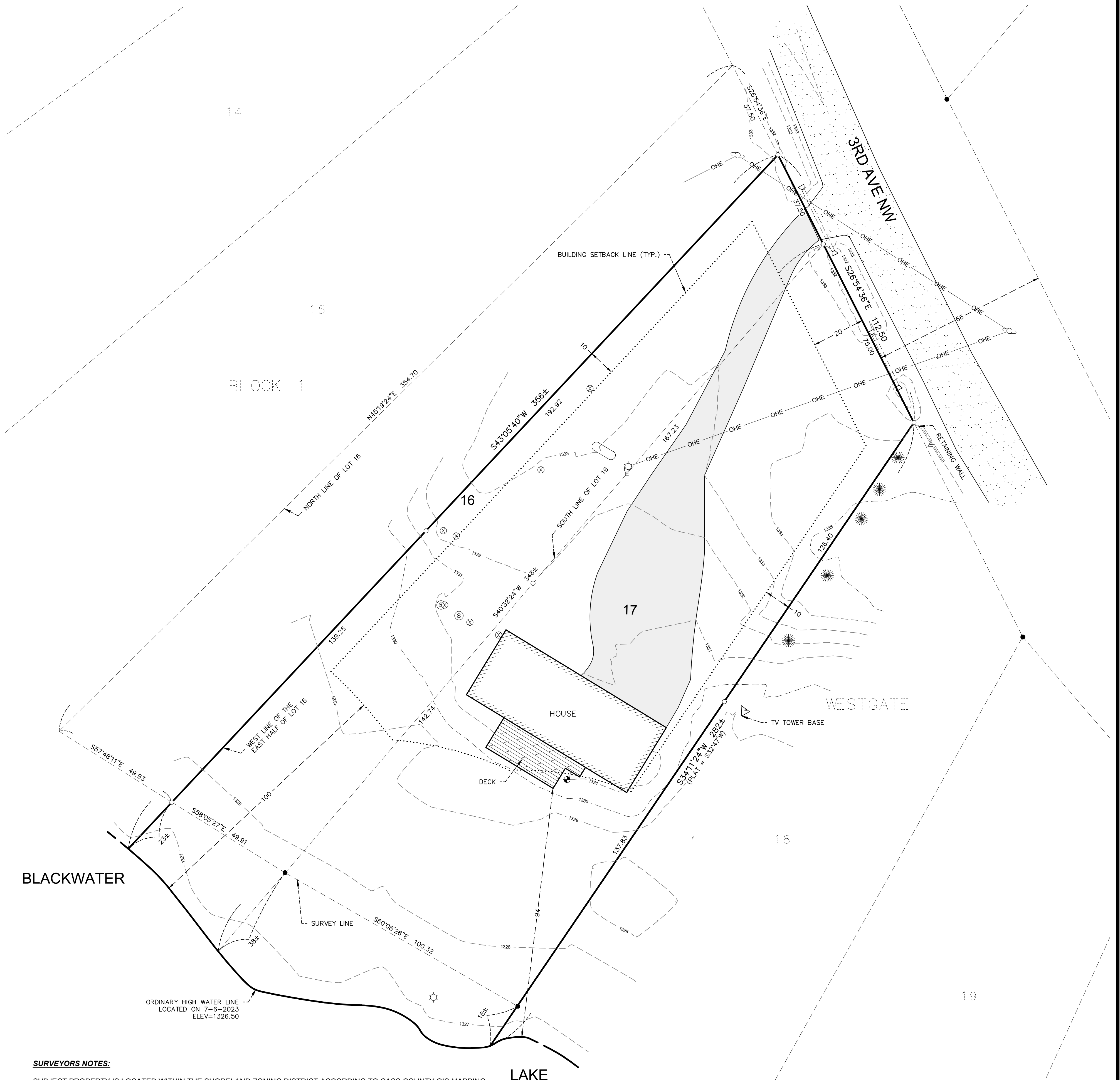


CERTIFICATE OF SURVEY

THE EAST HALF OF LOT 16 AND LOT 17, BLOCK 1, WESTGATE,
SECTION 25, TOWNSHIP 140, RANGE 29,
CASS COUNTY, MINNESOTA



SURVEYORS NOTES:

SUBJECT PROPERTY IS LOCATED WITHIN THE SHORELAND ZONING DISTRICT ACCORDING TO CASS COUNTY GIS MAPPING.
STRUCTURE SETBACKS ARE ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE EFFECTIVE DATE JUNE 01, 2023.
THE PID FOR THE SUBJECT PROPERTY IS 51-483-0134.
THE E-911 ADDRESS FOR THE SUBJECT PROPERTY IS 3003 3RD AVE NW, LONGVILLE, MINNESOTA.
BLACKWATER LAKE IS CLASSIFIED AS A RECREATIONAL DEVELOPMENT LAKE.
TOTAL AREA OF THE SUBJECT PROPERTY = 42,245 ± SQ. FT.

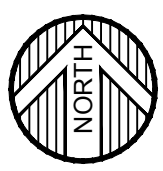
ACCORDING TO THE CASS COUNTY LAND USE ORDINANCE REQUIREMENTS, THERE ARE NO BLUFFS ON SUBJECT PROPERTY.
THIS SURVEY IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING PLAT BEARINGS DIFFER FROM THE CASS COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE PLAT LINES.

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACIES OF THE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

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.

EXISTING LEGAL DESCRIPTION ACCORDING TO DOC. NO. 464280

Lot 17, Block 1, Westgate, Section 25, Township 140, Range 29; and the East 1/2 of Lot 16, Block 1, Westgate, Section 25, Township 140, Range 29



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83 (2011 ADJ.)
ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 NGVD 29

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

- ⊕ = DENOTES BENCHMARK TOP OF WELL ELEV. = 1332.49
- ⊙ = DENOTES POWER POLE
- ⊓ = DENOTES CULVERT APRON
- ⊖ = DENOTES ELECTRIC METER
- ⊛ = DENOTES LIGHT POLE
- ⊙ = DENOTES CONIFEROUS TREE
- ⊙ = DENOTES LP TANK
- ⊙ = DENOTES SEPTIC TANK LID
- ⊙ = DENOTES SEPTIC CLEANOUT
- ▨ = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES CONCRETE SURFACE
- ▨ = DENOTES GRAVEL SURFACE
- OHE — = DENOTES OVERHEAD ELECTRIC

DATE:	7-7-2023	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	TOM DOKMAN
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:	ABS								
CHECKED BY:	CMC							CHAD M. CONNER	DATE: 7-10-2023 LIC. NO. 41643
FILE NUMBER:	2023-10966								

