

CITY OF EAST GULL LAKE)
STATE OF MINNESOTA, COUNTY OF CASS)

hereby certify that the within lot split is in compliance with East Gull Lake City Subdivision Ordinance and was approved by the City of East Gull Lake on the 14th day of December

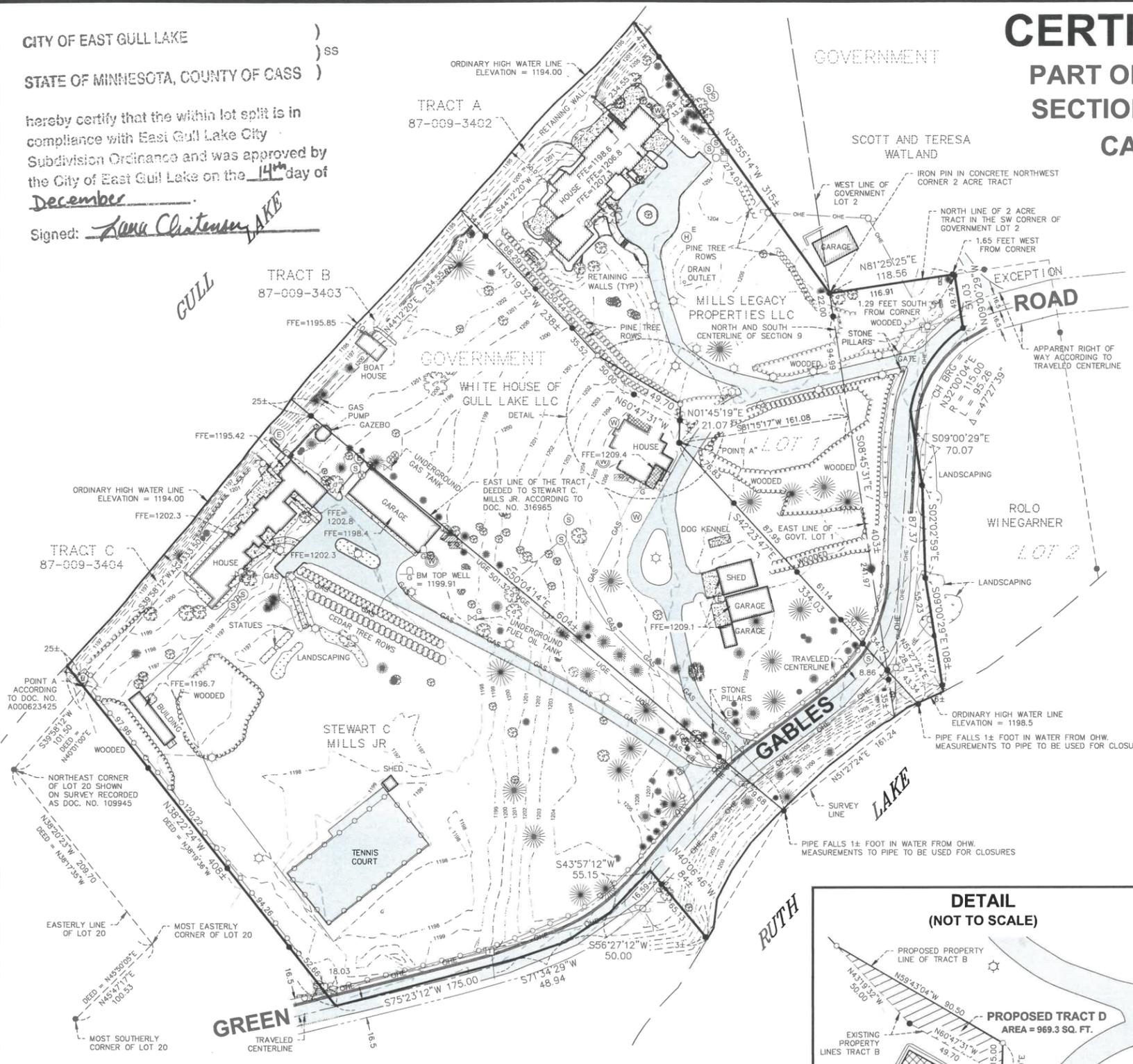
Signed: Sara Chastain, A.S.P.

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 1 AND 2, SECTION 9, TOWNSHIP 134, RANGE 29, CASS COUNTY, MINNESOTA



SCALE (IN FEET)
0 60 120
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM
ELEVATIONS ARE BASED ON NGVD 29 DATUM BENCHMARK ON TOP WELL PID 87-009-3404



- DENOTES FOUND IRON MONUMENT
- 1/2" DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
- DENOTES BENCHMARK COTTON GIN PIN SET IN POWER POLE ELEVATION = 1207.34
- ★ DENOTES LIGHT POLE
- SD DENOTES GUY WIRE
- SD DENOTES SATELLITE DISH POLE
- SD DENOTES SANITARY MANHOLE
- SD DENOTES STORM MANHOLE
- SD DENOTES DRAIN
- SD DENOTES UTILITY POLE
- SD DENOTES FENCE POST
- ⊗ DENOTES SANITARY CLEANOUT
- ⊕ DENOTES ELECTRIC BOX
- ⊕ DENOTES WATER WELL
- ⊕ DENOTES WATER SPIGOT
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES CONIFEROUS TREE
- ⊕ DENOTES DECIDUOUS TREE
- ⊕ DENOTES ELECTRIC TRANSFORMER
- ⊕ DENOTES GUARD POST
- DENOTES STEEL FENCE
- DENOTES WOOD FENCE
- DENOTES UNDERGROUND GAS LINE
- DENOTES UNDERGROUND SEWER LINE
- DENOTES UNDERGROUND ELECTRIC
- DENOTES OVERHEAD UTILITIES
- DENOTES CONCRETE OR PAVER SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES LANDSCAPING

IMPERVIOUS SURFACE CALCULATIONS:

87-009-3402
EXISTING CONDITIONS LESS RIGHT OF WAY:
PROPERTY AREA LESS RIGHT OF WAY = 112,210± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 18,195 SQ.FT.
PERCENT IMPERVIOUS = 16.2% (18,195 / 112,200 = 0.162)

EXISTING CONDITIONS INCLUDING RIGHT OF WAY:
PROPERTY AREA INCLUDING RIGHT OF WAY = 121,140± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 25,010 SQ.FT.
PERCENT IMPERVIOUS = 20.6% (25,010 / 121,140 = 0.206)

87-009-3403
EXISTING CONDITIONS LESS RIGHT OF WAY:
PROPERTY AREA LESS RIGHT OF WAY = 118,000± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 11,945 SQ.FT.
PERCENT IMPERVIOUS = 10.1% (11,945 / 118,000 = 0.101)

EXISTING CONDITIONS INCLUDING RIGHT OF WAY:
PROPERTY AREA INCLUDING RIGHT OF WAY = 123,580± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 15,870 SQ.FT.
PERCENT IMPERVIOUS = 12.8% (15,870 / 123,580 = 0.128)

87-009-3404
EXISTING CONDITIONS LESS RIGHT OF WAY:
PROPERTY AREA LESS RIGHT OF WAY = 190,780± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 28,460 SQ.FT.
PERCENT IMPERVIOUS = 14.9% (28,460 / 190,780 = 0.149)

EXISTING CONDITIONS INCLUDING RIGHT OF WAY:
PROPERTY AREA INCLUDING RIGHT OF WAY = 199,905± SQ. FT.
IMPERVIOUS SURFACE COVERAGE = 35,085 SQ.FT.
PERCENT IMPERVIOUS = 17.5% (35,085 / 199,905 = 0.175)

IMPERVIOUS SURFACES INCLUDE ALL BUILDINGS, CURB, PAVER, CONCRETE, AND BITUMINOUS SURFACES.

SURVEYOR'S NOTES:

THE ADDRESSES FOR THE SUBJECT PROPERTIES ARE:
970 GREEN GABLES ROAD, EAST GULL LAKE, MINNESOTA.
974 GREEN GABLES ROAD, EAST GULL LAKE, MINNESOTA.
1004 GREEN GABLES ROAD, EAST GULL LAKE, MINNESOTA.

THE PIDS FOR THE SUBJECT PROPERTIES ARE: 87-009-3402, 87-009-3403 AND 87-009-3404

GULL LAKE IS CLASSIFIED AS A GENERAL DEVELOPMENT LAKE.

ACCORDING TO THE CITY OF EAST GULL LAKE ONLINE ZONING MAP THE SUBJECT PROPERTIES ARE ALL CURRENTLY LOCATED WITHIN THE R-3 SHORELINE RESIDENTIAL (MEDIUM DENSITY) ZONING DISTRICT.

SETBACK RIGHT OF WAY, LOCAL STREETS - FEET, MINIMUM = 10 FEET
SETBACK RIGHT OF WAY, COLLECTOR AND ARTERIAL STREETS, MINIMUM = 30 FEET
SETBACK OHW MINIMUM = 50 FEET (WITH CITY SEWER)
SETBACK SIDE MINIMUM = 10 FEET

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO 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 WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

LEGAL DESCRIPTION: According to Stewart Title Guaranty Company's Commitment No. 860727, Effective Date: August 3, 2020:

TRACT A:
That part of Government Lots 1 and 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the concrete monument on the north and south centerline of said Section 9, known and accepted as the northwest corner of the 2 acre tract in the southwest corner of said Government Lot 2; thence South 08 degrees 45 minutes 31 seconds East, assumed bearing, 116.99 feet along said centerline of Section 9; thence South 81 degrees 15 minutes 17 seconds West 161.08 feet to the point hereinafter referred to as Point "A"; thence reversing North 81 degrees 15 minutes 17 seconds East 161.08 feet to said centerline of Section 9; thence North 08 degrees 45 minutes 31 seconds West 116.99 feet to said concrete monument, the point of beginning of the tract to be described; thence North 81 degrees 25 minutes 25 seconds East 207.83 feet; thence South 09 degrees 00 minutes 29 seconds East 35.15 feet; thence South 75 degrees 42 minutes 09 seconds West 51.01 feet; thence southwesterly 135.34 feet along a tangential curve, concave to the southeast, having a radius of 115.00 feet and a central angle of 67 degrees 25 minutes 54 seconds; thence South 09 degrees 00 minutes 29 seconds East, not tangent to the last described curve, 70.07 feet; thence South 02 degrees 02 minutes 59 seconds East 87.37 feet; thence South 09 degrees 00 minutes 29 seconds East 114 feet, more or less, to the shore of Ruth Lake; thence southwesterly along said shore of Ruth Lake to its intersection with the line that bears South 42 degrees 23 minutes 47 seconds East from said Point "A"; thence North 42 degrees 23 minutes 47 seconds West 342 feet, more or less, to said Point "A"; thence North 01 degree 45 minutes 19 seconds East 21.07 feet; thence North 60 degrees 47 minutes 31 seconds West 49.70 feet; thence North 43 degrees 19 minutes 32 seconds West 247 feet, more or less, to the shore of Gull Lake; thence northeasterly along said shore of Gull Lake to its intersection with the line that bears North 35 degrees 55 minutes 14 seconds West from the point of beginning, thence South 35 degrees 55 minutes 14 seconds East 329 feet, more or less, to the point of beginning. Subject to the right of way for Green Gables Road, and also subject to other easements, reservations or restrictions of record, if any.

TRACT B:
That part of Government Lot 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the concrete monument on the north and south centerline of said Section 9, known and accepted as the northwest corner of the 2 acre tract in the southwest corner of said Government Lot 2 and assuming said north and south centerline bears South 08 degrees 45 minutes 31 seconds East from said northwest corner; thence North 81 degrees 25 minutes 25 seconds East 118.56 feet along the north line of said 2 acre tract to the point of beginning of the tract to be described; thence continuing North 81 degrees 25 minutes 25 seconds East 89.27 feet along said north line of the 2 acre tract; thence South 09 degrees 00 minutes 29 seconds East 35.15 feet to the centerline of Green Gables Road; thence south 75 degrees 42 minutes 09 seconds West 51.01 feet along said centerline of Green Gables Road; thence southwesterly 40.09 feet along a tangential curve, concave to the southeast, having a central angle of 19 degrees 58 minutes 23 seconds and a radius of 115.00 feet along said centerline of Green Gables Road to its intersection with the line which bears South 09 degrees 00 minutes 29 seconds East from the point of beginning; thence North 09 degrees 00 minutes 29 seconds West, not tangent to the last described curve, 51.03 feet to the point of beginning.

LEGAL DESCRIPTION: According to Document No. A000617544:

TRACT B:
That part of Government Lots 1 and 2, Section 9, Township 134, Range 29, Cass County, Minnesota, described as follows: Commencing at the concrete monument on the north and south centerline of said Section 9, known and accepted as the northwest corner of the 2 acre tract in the southwest corner of said Government Lot 2, assumed bearing, 116.99 feet along said centerline of Section 9; thence South 81 degrees 15 minutes 17 seconds West 161.08 feet to the point of beginning of the tract to be described; thence North 01 degree 45 minutes 19 seconds East 21.07 feet; thence North 60 degrees 47 minutes 31 seconds West 49.70 feet; thence North 43 degrees 19 minutes 32 seconds West 247 feet, more or less, to the shore of Gull Lake; thence southwesterly along said shore of Gull Lake to its intersection with the easterly line of the tract deeded to Stewart C. Mills, Jr. according to Document No. 316965 on file in the Cass County Recorder's office; thence South 50 degrees 04 minutes 14 seconds East 621 feet, more or less, along said easterly line of the Stewart C. Mills, Jr. tract to the shore of Ruth Lake; thence northeasterly along said shore of Ruth Lake to its intersection with the line that bears South 42 degrees 23 minutes 47 seconds East from the point of beginning; thence North 42 degrees 23 minutes 47 seconds West 342 feet, more or less, to the point of beginning. Subject to the right of way for Green Gables Road, and also subject to other easements, reservations or restrictions of record, if any.

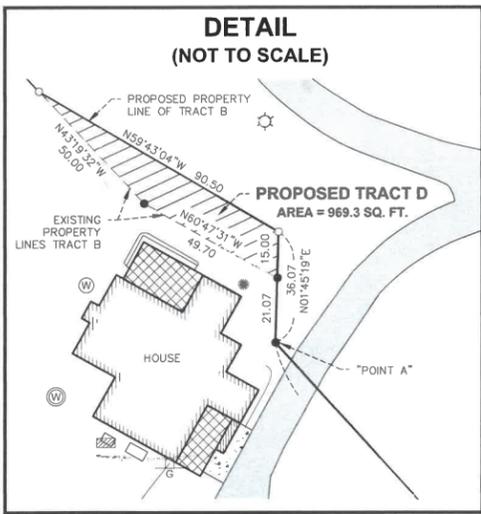
LEGAL DESCRIPTION: According to Document No. A000623425: (TRACT C)

That part of Government Lot 1, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, lying between the following described lines:

Southwesterly line:
Commencing at the iron monument in said Government Lot 1 which is the most southerly corner of Lot 20, H.R. WHITE FIRST SUBDIVISION OF GULL LAKE SHORES, according to the recorded plat thereof on file in the Cass County Recorder's Office; thence North 45 degrees 50 minutes 05 seconds East 100.53 feet along the southerly line of said Lot 20 to the most easterly corner of said Lot 20; thence North 38 degrees 17 minutes 35 seconds West 209.70 feet along the easterly line of said Lot 20 to the northeast corner of said Lot 20 as shown on survey recorded as Document 109945 in said Cass County Recorder's office; thence North 40 degrees 01 minutes 00 seconds East 101.50 feet to a point hereinafter designated "Point A"; thence North 38 degrees 19 minutes 36 seconds West 20 feet, more or less, to the shore of Gull Lake, the point of beginning of the line to be described; thence reversing South 38 degrees 19 minutes 36 seconds East 20 feet, more or less, to said "Point A"; thence continuing South 38 degrees 19 minutes 36 seconds East 9.69 feet to an iron monument; thence continuing South 38 degrees 19 minutes 36 seconds East 88.46 feet to an iron monument; thence continuing South 38 degrees 19 minutes 36 seconds East 120.22 feet to an iron monument; thence continuing South 38 degrees 19 minutes 36 seconds East 94.26 feet to an iron monument; thence continuing South 38 degrees 19 minutes 36 seconds East 52.66 feet to an iron monument; thence continuing South 38 degrees 19 minutes 36 seconds East 18.03 feet to an iron monument on the centerline of Green Gables Road North; thence North 75 degrees 26 minutes 00 seconds East 175.00 feet along said centerline of Green Gables Road North; thence North 71 degrees 37 minutes 17 seconds East 48.94 feet along said centerline of Green Gables Road North; thence North 56 degrees 30 minutes 00 seconds East 50.00 feet along said centerline of Green Gables Road North; thence North 44 degrees 00 minutes 00 seconds East 55.15 feet along said centerline of Green Gables Road North to an iron monument; thence South 40 degrees 03 minutes 58 seconds East 92 feet, more or less, to the shore of Ruth Lake, and said line there ending.

Northeasterly line:
Commencing at the above described "Point A"; thence North 40 degrees 01 minutes 00 seconds East 333.50 feet to an iron monument, hereinafter designated "Point B"; thence North 50 degrees 01 minutes 22 seconds West 20 feet, more or less, to the shore of Gull Lake, the point of beginning of the line to be described; thence reversing South 50 degrees 01 minutes 22 seconds East 620 feet, more or less, to the shore of Ruth Lake, and said line there ending.

Subject to the right of way for Green Gables Road North, a 33 foot public road crossing said Tract and also subject to other easements, reservation or restrictions of record, if any.



2023 ADDITIONAL SURVEYOR'S NOTES:

THE PURPOSE OF THE AMENDED SURVEY IS TO ADJUST THE COMMON LOT LINE BETWEEN EXISTING TRACT A AND TRACT B PARCELS.

TRACT D IS NOT INTENDED TO BE A STAND ALONE TRACT. IT IS INTENDED TO BE COMBINED WITH EXISTING TRACT B AND EXCEPTED FROM EXISTING TRACT A.

PROPOSED LEGAL DESCRIPTION: (To be combined with existing Tract B)

TRACT D:
That part of Government Lot 1, Section 9, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows: Commencing at the concrete monument on the north and south centerline of said Section 9, known and accepted as the northwest corner of the 2 acre tract in the southwest corner of said Government Lot 2; thence South 08 degrees 45 minutes 31 seconds East, assumed bearing, 116.99 feet along said centerline of Section 9; thence South 81 degrees 15 minutes 17 seconds West 161.08 feet; thence North 01 degree 45 minutes 19 seconds East 15.00 feet; thence North 59 degrees 43 minutes 04 seconds West 90.50 feet; thence South 43 degrees 19 minutes 32 seconds East 50.00 feet to the line that bears North 60 degrees 47 minutes 31 seconds West from the point of beginning; thence South 60 degrees 47 minutes 31 seconds East 49.70 feet to the point of beginning. Subject to easements, reservations or restrictions of record, if any.

DATE:	DECEMBER 14, 2023	DATE:	12/14/2023	AMENDMENTS:	AS SHOWN	BY:	TJP	PREPARED FOR:	MILLS LEGACY PROPERTIES LLC
SCALE:	AS SHOWN			AMENDED SURVEY TO SHOW LOT LINE ADJUSTMENT BETWEEN 87-009-3403 AND 87-009-3402				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:	TJP								
CHECKED BY:	CMC								
FILE NUMBER:	2022-11149							CHAD M. CONNER	DATE: 12/14/2023 LIC. NO. 41643

ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS