

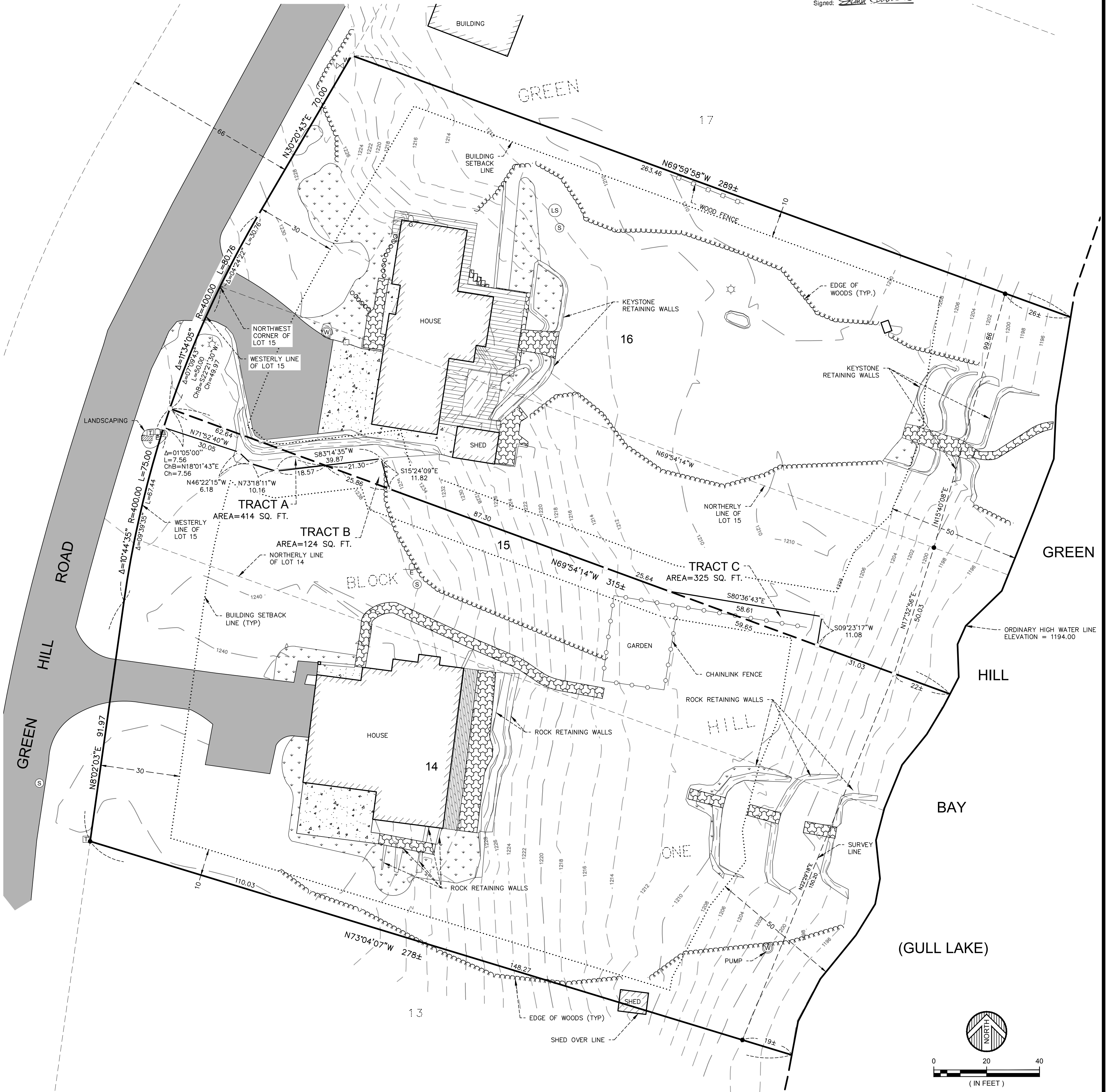
CERTIFICATE OF SURVEY

LOT 14, 15 AND 16, GREEN HILL,
SECTION 30, TOWNSHIP 134, RANGE 29,
CASS COUNTY, MINNESOTA

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

herby 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 27th day of December, 2023

Signed: *Robert Allan*



EXISTING OSBAKKEN LEGAL DESCRIPTION (According to Doc. No. A000646315):

Lots 14 and 15, Block 1, Green Hill, except that part of Lot 15 described as follows: Commencing at the Northwest corner of said Lot 15, thence Southwesterly along the Westerly line of said Lot 15 for a distance of 50 feet, thence Southeasterly on a line parallel with the Northerly line of said Lot 15 to the water's edge of Green Hill Bay, thence Northerly along the water's edge of Green Hill Bay to the Northeast corner of said Lot 15, thence Northwesterly along the Northerly line of said Lot 15 to the point of beginning.

EXISTING ALLAN LEGAL DESCRIPTION (According to Doc. No. 383639):

Lot Sixteen (16) in Block One (1) of Green Hill

And That part of Lot Fifteen (15) in Block One (1) of Green Hill according to the plat thereof on file and of record in the office of the County Recorder in and for Cass County, Minnesota, described as follows: Commencing at the Northwest corner of said Lot 15, thence Southwesterly along the Westerly line of said Lot 15 for a distance of 50 feet, thence Southeasterly on a line parallel with the Northerly line of said Lot 15 to the water edge of Green Hill Bay to the Northeast corner of said Lot 15, thence Northwesterly along the Northerly line of said Lot 15 to the point of beginning.

PROPOSED TRACT A LEGAL DESCRIPTION (Osbakken to Allan):

That part of Lot 15, Block One, GREEN HILL, according to the recorded plat thereof on file in the Cass County Recorder's Office, described as follows: Commencing at the northwest corner of said Lot 15, assuming the northerly line of said Lot 15 bears South 69 degrees 54 minutes 14 seconds East, thence southerly 50.00 feet along a non-tangential curve, concave to the east, having a central angle of 07 degrees 09 minutes 43 seconds, a radius of 400.00 feet and a chord which bears South 22 degrees 21 minutes 30 seconds West, bearing based on the Cass County Coordinate Database NAD 83, along the westerly line of said Lot 15 to the point of beginning of the tract to be described; thence South 69 degrees 54 minutes 14 seconds East, not tangent to the last described curve, 62.64 feet; thence South 83 degrees 14 minutes 35 seconds West 18.57 feet; thence North 73 degrees 18 minutes 11 seconds West 10.16 feet; thence North 46 degrees 22 minutes 15 seconds West 6.18 feet; thence North 71 degrees 52 minutes 40 seconds West 30.05 feet to said westerly line of Lot 15; thence northerly 7.56 feet along a non-tangential curve, concave to the east, having a central angle of 01 degree 05 minutes 00 seconds, a radius of 400.00 feet and a chord which bears North 18 degrees 01 minute 43 seconds East along said westerly line of Lot 15 to the point of beginning.

PROPOSED TRACT B LEGAL DESCRIPTION (Allan to Osbakken):

That part of Lot 15, Block One, GREEN HILL, according to the recorded plat thereof on file in the Cass County Recorder's Office, described as follows: Commencing at the northwest corner of said Lot 15, assuming the northerly line of said Lot 15 bears South 69 degrees 54 minutes 14 seconds East, thence southerly 50.00 feet along a non-tangential curve, concave to the east, having a central angle of 07 degrees 09 minutes 43 seconds, a radius of 400.00 feet and a chord which bears South 22 degrees 21 minutes 30 seconds West, bearing based on the Cass County Coordinate Database NAD 83, along the westerly line of said Lot 15; thence South 69 degrees 54 minutes 14 seconds East, not tangent to the last described curve, 62.64 feet to the point of beginning of the tract to be described; thence North 83 degrees 14 minutes 35 seconds East 21.30 feet; thence South 15 degrees 24 minutes 09 seconds East 11.82 feet to its intersection with the line that bears South 69 degrees 54 minutes 14 seconds East from the point of beginning; thence North 69 degrees 54 minutes 14 seconds West 25.86 feet to the point of beginning.

PROPOSED TRACT C LEGAL DESCRIPTION (Allan to Osbakken):

That part of Lot 15, Block One, GREEN HILL, according to the recorded plat thereof on file in the Cass County Recorder's Office, described as follows: Commencing at the northwest corner of said Lot 15, assuming the northerly line of said Lot 15 bears South 69 degrees 54 minutes 14 seconds East, thence southerly 50.00 feet along a non-tangential curve, concave to the east, having a central angle of 07 degrees 09 minutes 43 seconds, a radius of 400.00 feet and a chord which bears South 22 degrees 21 minutes 30 seconds West, bearing based on the Cass County Coordinate Database NAD 83, along the westerly line of said Lot 15; thence South 69 degrees 54 minutes 14 seconds East, not tangent to the last described curve, 201.44 feet to the point of beginning of the tract to be described; thence South 80 degrees 36 minutes 43 seconds East 58.61 feet; thence South 09 degrees 23 minutes 17 seconds West 11.08 feet to its intersection with the line that bears South 69 degrees 54 minutes 14 seconds East from the point of beginning; thence North 69 degrees 54 minutes 14 seconds West 59.65 feet to the point of beginning.

**IMPERVIOUS SURFACE CALCULATIONS:
ALLAN TRACT**

EXISTING CONDITIONS:
TOTAL AREA = 46,290± SQ.FT. (1.06 ACRES)
IMPERVIOUS COVERAGE = 8,665 SQ.FT.
BUILDINGS = 2,448 SQ. FT.
DECK = 863 SQ. FT.
BITUMINOUS = 1,754 SQ. FT.
CONCRETE = 909 SQ. FT.
PAVERS = 1,433 SQ. FT.
RETAINING WALLS = 1,258 SQ.FT.
IMPERVIOUS PERCENTAGE = 18.7 %
(8,665 / 46,290 = 0.1872)

PROPOSED CONDITIONS:
TOTAL AREA = 46,255± SQ.FT. (1.06 ACRES)
IMPERVIOUS COVERAGE = 8,875 SQ.FT.
BUILDINGS = 2,448 SQ. FT.
DECK = 863 SQ. FT.
BITUMINOUS = 1,754 SQ. FT.
CONCRETE = 909 SQ. FT.
PAVERS = 1,433 SQ. FT.
RETAINING WALLS = 1,468 SQ.FT.
IMPERVIOUS PERCENTAGE = 19.2 %
(8,875 / 46,255 = 0.1919)

**IMPERVIOUS CALCULATIONS:
OSBAKKEN TRACT**

EXISTING CONDITIONS:
TOTAL AREA = 46,715± SQ.FT. (1.07 ACRES)
IMPERVIOUS COVERAGE = 8,033 SQ.FT.
BUILDINGS = 2,936 SQ. FT.
DECK = 342 SQ. FT.
CONCRETE = 632 SQ. FT.
BITUMINOUS = 1,791 SQ. FT.
PAVERS = 1,156 SQ. FT.
RETAINING WALLS = 1,176 SQ. FT.
IMPERVIOUS PERCENTAGE = 17.2 %
(8,033 / 46,715 = 0.1720)

PROPOSED CONDITIONS:
TOTAL AREA = 46,750± SQ.FT. (1.07 ACRES)
IMPERVIOUS COVERAGE = 8,243 SQ.FT.
BUILDINGS = 2,936 SQ. FT.
DECK = 342 SQ. FT.
CONCRETE = 632 SQ. FT.
BITUMINOUS = 1,791 SQ. FT.
PAVERS = 1,156 SQ. FT.
RETAINING WALLS = 966 SQ. FT.
IMPERVIOUS PERCENTAGE = 16.7 %
(8,243 / 46,750 = 0.1673)

SURVEYOR'S NOTES:

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.

SUBJECT PROPERTY IS LOCATED WITHIN THE R3, SHORELINE RESIDENTIAL, ZONING DISTRICT.

SETBACKS ARE SHOWN ACCORDING TO THE CITY OF EAST GULL LAKE CITY CODE.

TRACTS A, B AND C ARE NOT INTENDED TO BE STAND ALONE PARCELS. TRACT A IS TO BE COMBINED WITH THE ALLAN TRACT, AND TRACTS B AND C ARE TO BE COMBINED WITH THE OSBAKKEN TRACT

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE DATABASE NAD 83

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 BENCHMARK IS THE TOP OF WELL, WEST OF THE HOUSE, ELEVATION = 1230.56

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 59005
- ⊕ = DENOTES WELL
- ⊕ = DENOTES TELECOMMUNICATIONS PEDESTAL
- ⊕ = DENOTES SANITARY SEWER CLEANOUT
- ⊕ = DENOTES SANITARY SEWER MANHOLE
- ⊕ = DENOTES NATURAL GAS METER
- ⊕ = DENOTES ELECTRIC METER
- ⊕ = DENOTES ELECTRIC TRANSFORMER
- = DENOTES BITUMINOUS SURFACE
- = DENOTES CONCRETE SURFACE
- = DENOTES PAVERS
- = DENOTES LANDSCAPING

DATE:	8-14-2023	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	ROBERT ALLAN
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							<i>Curtis P. Sanow</i>	
CHECKED BY:	CPS								
FILE NUMBER:	2023-11127							CURTIS P. SANOW	DATE: 10-16-2023 LIC. NO. 59005

WIDSETH
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS