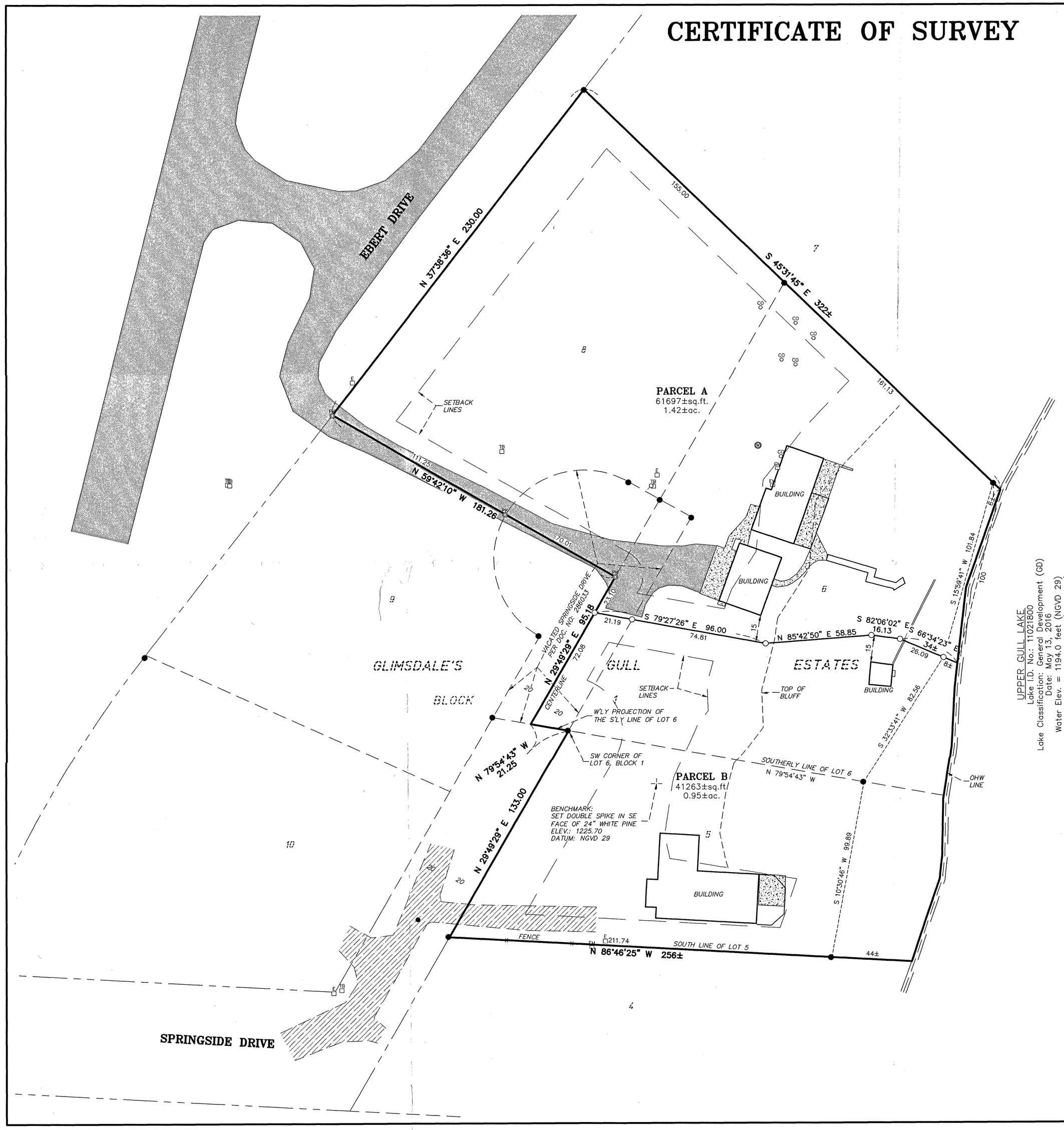
CERTIFICATE OF SURVEY



EXISTING DESCRIPTION –(Parcel No.: 90–337–0130)

Lot 5, Block 1 of GLIMSDALE'S GULL ESTATES, according to the recorded plat thereof, Cass County, Minnesota. Together with adjacent vacated Springside Drive as dedicated in said GLIMSDALE'S GULL ESTATES.

EXISTING DESCRIPTION –(Parcel No.: 90–337–0135)

Lot 6, Block 1 of GLIMSDALE'S GULL ESTATES, according to the recorded plat thereof, Cass County, Minnesota. Together with adjacent vacated Springside Drive as dedicated in said GLIMSDALE'S GULL ESTATES.

EXISTING DESCRIPTION –(Parcel No.: 90–337–0145)

Lot 8, Block 1 of GLIMSDALE'S GULL ESTATES, according to the recorded plat thereof, Cass County, Minnesota. Together with adjacent vacated Springside Drive as dedicated in said GLIMSDALE'S GULL ESTATES.

PROPOSED DESCRIPTION –(Parcel "A")

Lot 6 and Lot 8, Block 1 of GLIMSDALE'S GULL ESTATES, according to the recorded plat thereof, Cass County, Minnesota. Together with part of adjacent vacated Springside Drive as dedicated in said GLIMSDALE'S GULL ESTATES. Less and except that part of said Lot 6 and that part of said vacated Springside Drive, lying southerly of the following described line: Commencing at the southwest corner of said Lot 6, assuming the south line of said Lot 6 bears North 79 degrees 54 minutes 43 seconds West; thence North 79 degrees 54 minutes 43 seconds West, along the westerly projection of the south line of said Lot 6 a distance of 21.25 feet, to the centerline of said vacated Springside Drive; thence North 29 degrees 49 minutes 29 seconds East, along said vacated centerline, 72.08 feet to the point of beginning; thence South 79 degrees 27 minutes 26 seconds East, 96.00 feet; thence North 85 degrees 42 minutes 50 seconds East, 58.85 feet; thence South 82 degrees 06 minutes 02 seconds East, 16.13 feet; thence South 66 degrees 34 minutes 23 seconds East, 34 feet, more or less, to the shoreline of Upper Gull Lake and there terminating said line.

Said parcel contains 1.4 acres of land, more or less, and is subject to existing easements of record.

PROPOSED DESCRIPTION –(Parcel "B")

All of Lot 5 and part of Lot 6, Block 1 of GLIMSDALE'S GULL ESTATES, according to the recorded plat thereof, Cass County, Minnesota. Together with part of adjacent vacated Springside Drive as dedicated in said GLIMSDALE'S GULL ESTATES, described as follows: Beginning at the southwest corner of said Lot 6, assuming the south line of said Lot 6 bears North 79 degrees 54 minutes 43 seconds West; thence North 79 degrees 54 minutes 43 seconds West, along the westerly projection of the south line of said Lot 6 a distance of 21.25 feet, to the centerline of said vacated Springside Drive; thence North 29 degrees 49 minutes 29 seconds East, along said vacated centerline, 72.08 feet; thence South 79 degrees 27 minutes 26 seconds East, 96.00 feet; thence North 85 degrees 42 minutes 50 seconds East, 58.85 feet; thence South 82 degrees 06 minutes 02 seconds East, 16.13 feet; thence South 66 degrees 34 minutes 23 seconds East, 34 feet, more or less, to the shoreline of Upper Gull Lake; thence Southerly along said shoreline, to the south line of said Lot 5; thence North 86 degrees 46 minutes 25 seconds West, along said south line, 256 feet, more or less, to the southwest corner of said Lot 5; thence North 29 degrees 49 minutes 29 seconds East along the westerly line of said Lot 5 a distance of 133.00 feet to the point of beginning.

Said parcel contains 1.0 acres of land, more or less, and is subject to existing easements of record.

SURVEYOR'S NOTES:

1. Bearing Orientation: The south line of Lot 5, Block 1 of GLIMSDALE'S GULL ESTATES is assumed to have a bearing of North 86 degrees 46 minutes 25 seconds West.

2. The field survey was completed on August 11, 2017.

3. 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.

4. 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.

5. This survey is a revision to an administrative subdivision completed by Mark T. Downing, RLS# 46165, dated 8/21/2017. The 2017 survey included a portion of the road that was believed to be in the process of being vacated, but the order was dismissed, thus the road was not vacated. The purpose of this revision is to correct the descriptions from the 2017 survey. No field work was performed in preparation of this revision.

6. Property Zoning: Residential–Medium Density (R–2)

7. Setback Requirements:
   - OHW Line = 75 feet
   - Road R/W = 30 feet
   - Top of Bluff = 30 feet
   - Wetland = 30 feet
   - Side = 15 feet

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch =30 ft.

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES PK NAIL FOUND
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES WELL
- DENOTES SEPTIC CLEANOUT
- DENOTES GAS METER
- DENOTES GRAVEL SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

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 22nd day of May 2024.

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

ARRO
Land Surveying of Brainerd, INC.
2000 Oswald Rd.
Brainerd, MN 56401
(218)829-4477

BOUNDARY SURVEY
Lots 5, 6, & 8, Block 1
GLIMSDALE'S GULL ESTATES
Cass County, MN

CLIENT: Steve Genereux

DRAWN BY: MTD CHECKED BY: EEL
APPROVED BY: JAS JOB NUMBER: 17-1428

NO.	DATE	BY	REVISION DESCRIPTION