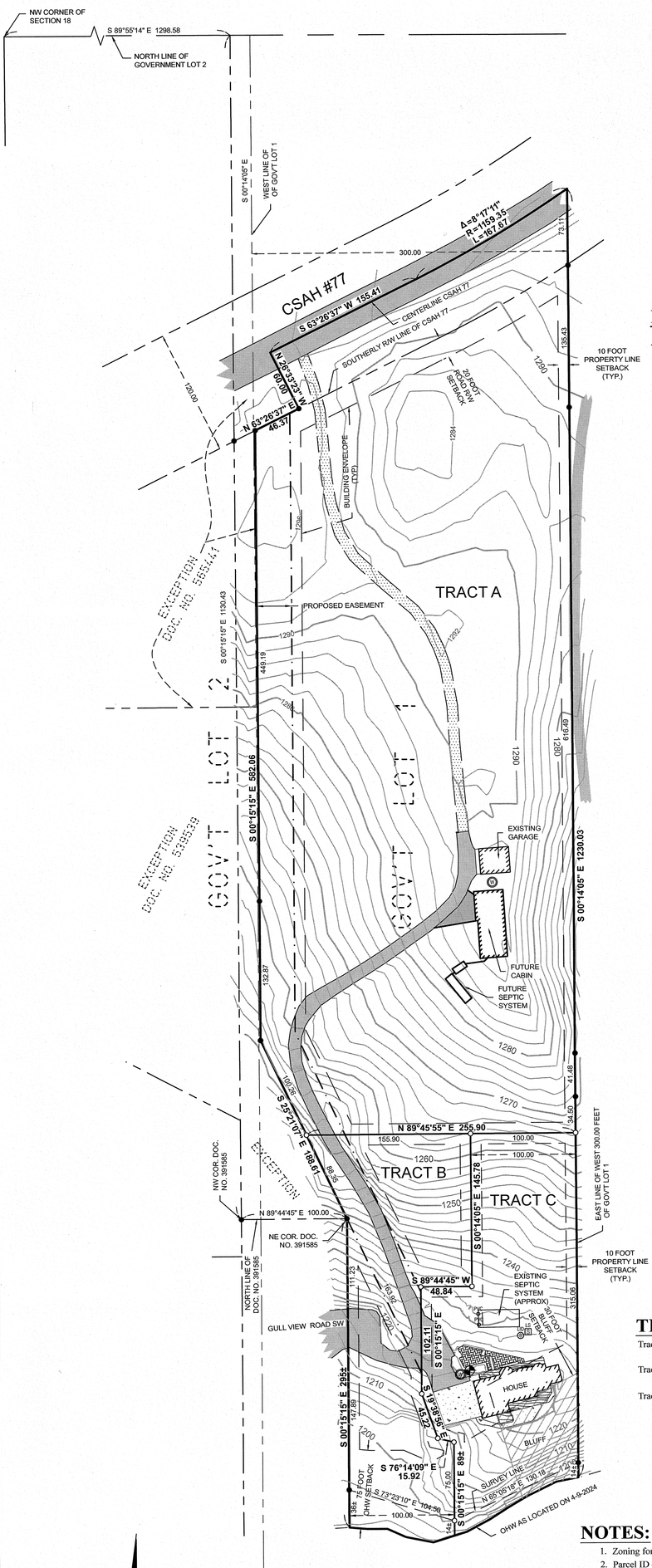
Roger Forcelle 1/29/2025 11:23 AM - F:\Drawings\2024\24011 Yeh\C24011a.dwg

CERTIFICATE OF SURVEY

PARTS OF GOVERNMENT LOTS 1 AND 2, SECTION 18, TOWNSHIP 134 NORTH, RANGE 29 WEST CASS COUNTY, MINNESOTA



LEGEND

- — X — X — DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- BLUFF — DENOTES BLUFF AREA
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 — DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- **BENCHMARK:** HIGH POINT OF WELL ELEV. = 1221.22 (NGVD 29 DATUM)
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 1 TO HAVE AN ASSUMED BEARING OF S00°14'05"E.

TRACT AREAS:

Tract A = 239,728 sq. ft. (5.50 acres) Total
175,691 sq. ft. (4.04 acres) Buildable

Tract B = 38,267 sq. ft. (0.88 acres) Total
14,950 sq. ft. Buildable

Tract C = 43,352 sq. ft. (0.99 acres) Total
23,419 sq. ft. Buildable

GULL LAKE

GENERAL DEVELOPMENT CLASSIFICATION

NORMAL RESERVOIR POOL ELEVATION = 1194.00

HIGHEST KNOWN ELEVATION = 1195.44

BENCHMARK: CORPS OF ENGINEERS GAUGE AT GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION

LAKE ELEVATION = 1194.07 on 4-9-2024 (NGVD 29 DATUM)

N

60 0 60 120

SCALE IN FEET
ON 22" X 34" SHEET

NOTES:

1. Zoning for subject tract = Shoreland Residential (SR)
2. Parcel ID of subject parcels: 14-018-2114
3. The property address of subject parcels: 10501 Gull View Road SW.
4. Approximate location of existing and proposed septic system per sketches on file with Cass County.
5. No wetlands are present on property per 2024 determination by Ben Meister, MN CWD No. 1031.
6. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
7. Impervious Coverages: Tract A = 4.1% Existing/5.0% with future structure/drive as shown
   Tract B = 12.1% Tract C = 19.1%
8. Access to lots via Gull View Road SW and County State Aid Highway No. 77.
9. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 4-9-2024.
10. Stonemark Land Surveying, 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.

EXISTING LEGAL DESCRIPTIONS:

Document Number 328531
That part of Government Lot One (1) and that part of Government Lot Two (2), Section Eighteen (18), Township One Hundred Thirty-four (134) North, Range Twenty-nine (29) West, described as follows: Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East assumed bearing along the North line of said Government Lot 2 a distance of 1298.58 feet: thence South 0 degrees 15 minutes 15 seconds East 320.53 feet to the centerline of County State Aid Highway No. 77, the point of beginning of the tract to be herein described; thence continue South 0 degrees 15 minutes 15 seconds East 809.90 feet; thence North 89 degrees 44 minutes 45 seconds East 100.00 feet; thence South 0 degrees 15 minutes 15 seconds East 293feet more or less to the shoreline of Gull Lake; thence Easterly along said shoreline to the intersection with the East line of the West 300.00 feet of said Government Lot 1; thence North 0 degrees 14 minutes 05 seconds West along said East line 1229 feet more or less to the centerline of said County State Aid Highway No. 77, thence Southwesterly along said centerline to the point of beginning. Subject to County State Aid Highway No. 77 right of way.

EXCEPT Document Number 539539:
That part of Government Lot 1 and that part of Government Lot 2, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of said Government Lot 2 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1035.77 feet; thence North 62 degrees 32 minutes 20 seconds West 311.77 feet to the point of beginning of the tract to be herein described; thence South 62 degrees 32 minutes 20 seconds East 311.77 feet; thence South 00 degrees 15 minutes 15 seconds East 94.66 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract; thence North 25 degrees 21 minutes 07 seconds West 188.61 feet; thence North 00 degrees 15 minutes 15 seconds West 318.29 feet; thence South 89 degrees 44 minutes 45 seconds West 191.00 feet; thence North 00 degrees 15 minutes 15 seconds West 169.36 feet, more or less, to the Southerly right-of-way line of County State Aid Highway Number 77; thence North 63 degrees 26 minutes 37 seconds East along said Southerly right-of-way line 259.43 feet; thence North 26 degrees 33 minutes 23 seconds West 60.00 feet, more or less, to the centerline of said County State Aid Highway Number 77; thence South 63 degrees 26 minutes 37 seconds West along said centerline 346.90 feet, more or less, to the intersection with a line bearing North 00 degrees 15 minutes 15 seconds West from the point of beginning; thence South 00 degrees 15 minutes 15 seconds East 433.82 feet, more or less, to the point of beginning.

AND ALSO EXCEPT Document Number 565441:
That part of Government Lot 1 and that part of Government Lot 2, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of said Government Lot 2 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1130.43 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract; thence North 25 degrees 21 minutes 07 seconds West 188.61 feet; thence North 00 degrees 15 minutes 15 seconds West 318.29 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 44 minutes 45 seconds West 191.00 feet; thence North 00 degrees 15 minutes 15 seconds West 169.36 feet, more or less, to the Southerly right-of-way line of County State Aid Highway Number 77; thence North 63 degrees 26 minutes 37 seconds East along said Southerly right-of-way line 213.06 feet, more or less, to the intersection with a line bearing North 00 degrees 15 minutes 15 seconds West from the point of beginning; thence South 00 degrees 15 minutes 15 seconds East 263.77 feet, more or less, to the point of beginning.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
That part of Government Lot 1 and that part of Government Lot 2, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of said Government Lot 2 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1130.43 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract; thence North 25 degrees 21 minutes 07 seconds West 88.35 feet to the point of beginning of the tract to be herein described; thence continuing North 25 degrees 21 minutes 07 seconds West 100.26 feet; thence North 00 degrees 15 minutes 15 seconds West 582.06 feet; more or less, to the Southerly right-of-way line of County State Aid Highway Number 77; thence North 63 degrees 26 minutes 37 seconds East along said Southerly right-of-way line 46.37 feet; thence North 26 degrees 33 minutes 23 seconds West 60.00 feet, more or less, to the centerline of said County State Aid Highway Number 77; thence North 63 degrees 26 minutes 37 seconds East along said centerline 155.41feet; thence continuing northeasterly along said centerline 167.67 feet along a tangential curve concave to the northwest having a radius of 1159.35 feet and a central angle of 8 degrees 17 minutes 11 seconds to the east line of the west 300.00 feet of said Government Lot 1; thence South 00 degrees 14 minutes 05 seconds East along said east line 901.01 feet, more or less, to the intersection with a line bearing North 89 degrees 45 minutes 55 seconds East from the point of beginning; thence South 89 degrees 45 minutes 55 seconds West 255.90 feet to the point of beginning.

TRACT B
That part of Government Lot 1, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of Government Lot 2 of said Section 18 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1130.43 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract and the point of beginning of the tract to be herein described; thence North 25 degrees 21 minutes 07 seconds West 88.35 feet; thence North 89 degrees 45 minutes 55 seconds East 155.90 feet; thence South 00 degrees14 minutes 05 seconds East 145.78 feet; thence South 89 degrees 44 minutes 45 seconds West 48.84 feet; thence South 00 degrees 15 minutes 15 seconds East 102.11 feet; thence South 19 degrees 38 minutes 56 seconds East 45.22 feet; thence South 76 degrees 14 minutes 09 seconds East 15.92 feet; thence South 00 degrees 15 minutes 15 seconds East 89 feet, more or less, to the shoreline of Gull Lake, thence easterly along said shoreline to the intersection with the east line of the west 300.00 feet of said Government Lot 1; thence North 00 degrees 14 minutes 05 seconds West along said east line 329 feet, more or less, to the intersection with a line bearing North 89 degrees 45 minutes 55 seconds East from the point of beginning; thence South 89 degrees 45 minutes 55 seconds West 100.00 feet, more or less, to the point of beginning.

TRACT C
That part of Government Lot 1, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of Government Lot 2 of said Section 18 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1130.43 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract; thence North 25 degrees 21 minutes 07 seconds West 88.35 feet; thence North 89 degrees 45 minutes 55 seconds East 155.90 feet to the point of beginning of the tract to be herein described; thence South 00 degrees 14 minutes 05 seconds East 145.78 feet; thence South 89 degrees 44 minutes 45 seconds West 48.84 feet; thence South 00 degrees 15 minutes 15 seconds East 102.11 feet; thence South 19 degrees 38 minutes 56 seconds East 45.22 feet; thence South 76 degrees 14 minutes 09 seconds East 15.92 feet; thence South 00 degrees 15 minutes 15 seconds East 89 feet, more or less, to the shoreline of Gull Lake, thence easterly along said shoreline to the intersection with the east line of the west 300.00 feet of said Government Lot 1; thence North 00 degrees 14 minutes 05 seconds West along said east line 329 feet, more or less, to the intersection with a line bearing North 89 degrees 45 minutes 55 seconds East from the point of beginning; thence South 89 degrees 45 minutes 55 seconds West 100.00 feet, more or less, to the point of beginning.

Proposed Easement Description

A 33.00 foot wide easement for ingress, egress and utilities over, under and across part of Government Lot 1, Section 18, Township 134 North, Range 29 West, Cass County, Minnesota, the westerly line of said easement is described as follows:
Commencing at the Northwest corner of said Section 18; thence South 89 degrees 55 minutes 14 seconds East, assumed bearing, along the North line of Government Lot 2, said Section 18 for a distance of 1298.58 feet; thence South 00 degrees 15 minutes 15 seconds East 1130.43 feet, more or less, to the Northwest corner of the tract of land described in Document Number 391585 on file in the office of the Cass County Recorder; thence North 89 degrees 44 minutes 45 seconds East along the North line of said tract 100.00 feet, more or less, to the Northeast corner of said tract; thence North 25 degrees 21 minutes 07 seconds West 188.61 feet; thence North 00 degrees 15 minutes 15 seconds East 582.06 feet; more or less, to the Southerly right-of-way line of County State Aid Highway Number 77 and the point of beginning of the line to be herein described; thence South 00 degrees 15 minutes 15 seconds East 582.06; thence South 25 degrees 21 minutes 07 seconds East 352.53 feet and said described line there terminating.

The easterly sideline of said easement shall be prolonged or shortened to terminate on said right-of-way line and on a line bearing North 00 degrees 15 minutes 15 seconds West from the point of terminus.

SHEET 1 OF 1	CERTIFICATE OF SURVEY Tim and Kathleen Yeh 10501 Gull View Road SW Nisswa, MN 56468	PROJECT MANAGER: PAT CHECKED BY: CMH DRAWN BY: PAT/RJF	PROJECT No.: 24011 FILE NAME: C24011.dwg FIELD BOOK: BOOK PG.	DATE: 1-29-2025 SCALE: HORZ. 1" = 60' VERT. NONE	REVISIONS DATE / DESCRIPTION / BY	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. PATRICK A. TROTTIER, PLS #41002 DATE 1-29-2025 LIC. NO. 41002	STONEMARK LAND SURVEYING, INC.	30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com