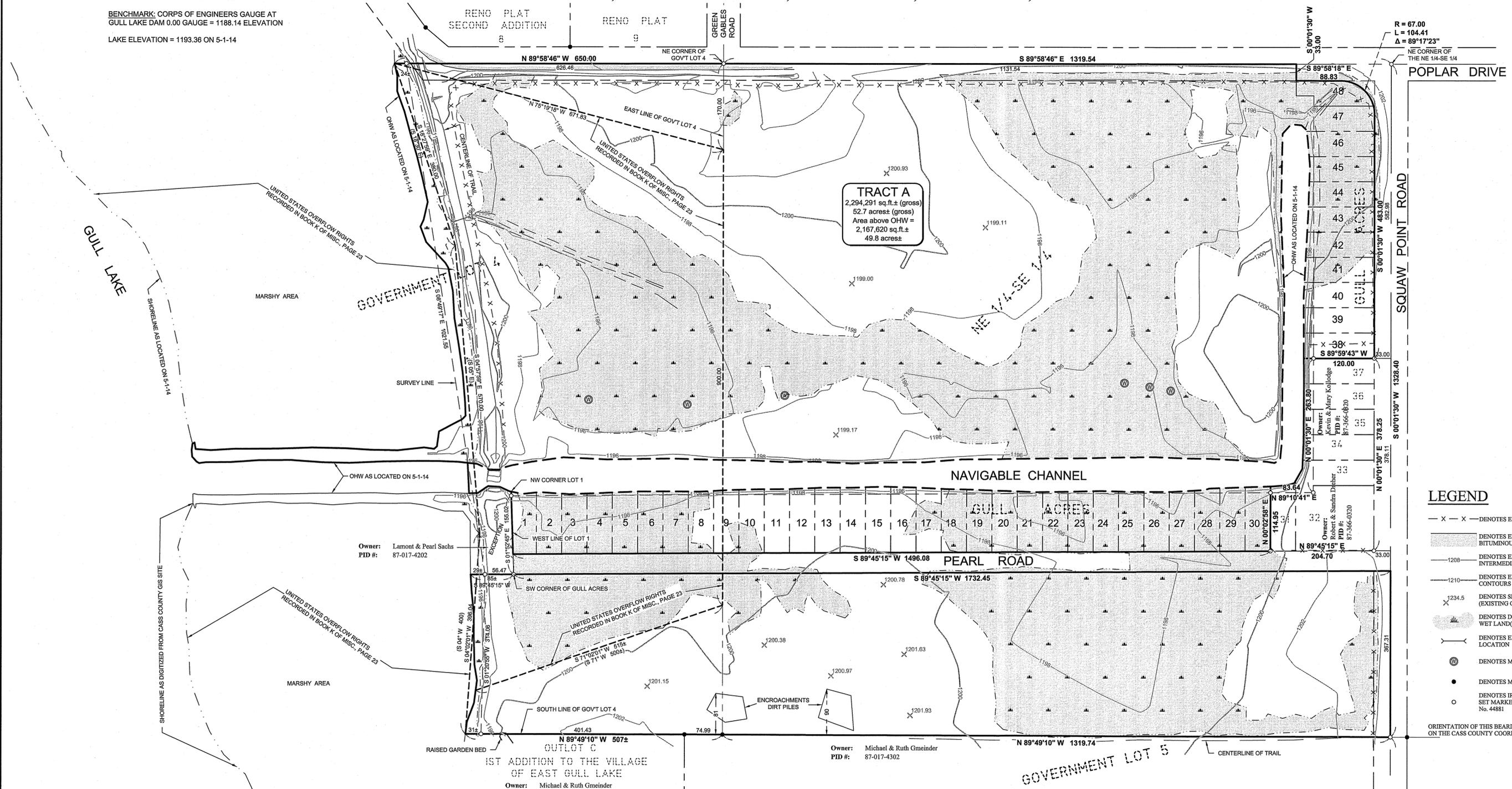


GULL LAKE
 GENERAL DEVELOPMENT CLASSIFICATION
 NORMAL RESERVOIR POOL ELEVATION = 1194.00
 HIGHEST KNOWN ELEVATION = 1195.44
 BENCHMARK: CORPS OF ENGINEERS GAUGE AT
 GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION
 LAKE ELEVATION = 1193.36 ON 5-1-14

"ALTA/ACSM LAND TITLE SURVEY"

THE NE 1/4-SE 1/4, PART OF GOV'T. LOT 4 AND LOTS 1-30 & LOTS 38-48, GULL ACRES,
 SECTION 17, TOWNSHIP 134 NORTH, RANGE 29 WEST, CASS COUNTY, MINNESOTA



TRACT A
 2,294,291 sq.ft.± (gross)
 52.7 acres± (gross)
 Area above OHW =
 2,167,620 sq.ft.±
 49.8 acres±

- LEGEND**
- x - x - DENOTES EXISTING FENCE LINE
 - DENOTES EDGE OF EXISTING BITUMINOUS
 - 1208- DENOTES EXISTING INTERMEDIATE CONTOURS
 - 1210- DENOTES EXISTING INDEX CONTOURS
 - X 234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
 - DENOTES DELINEATED WET LAND(S)
 - DENOTES EXISTING CULVERT LOCATION
 - DENOTES MONITORING WELL
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM.

SCHEDULE A LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY - CASE NO. 261042

Lots 1 to 9 inclusive of the Plat of Gull Acres, the Northeast Quarter of the Southeast Quarter, Section 17, Township 134, Range 29, less the North 1000 feet thereof and the North 1000 feet of Lot 4 of Section 17, Township 134, Range 29 less the part thereof heretofore conveyed to Lamont Sachs and Pearl Sachs by deed recorded in Book 129 of Deeds Page 629 and which is described as follows, to-wit: Commencing at the Southwest corner stake of Gull Acres, thence continue West in a straight line on an extension of the South line of Pear Street to the meander line of Gull Lake, thence continue along the meander line North to the Southwest corner of the Channel now a part of said Plat, thence continue East along the South line of said Channel to the Northwest corner of Lot 1 of said Plat, thence South along the West lot line of said Lot 1 and extension thereof to the point of beginning. Being part of Lot 4, Section 17, Township 134, Range 29, Cass County, Minnesota.

Torrens Property, Cass County
 Certificate Number: 5737

ABSTRACT OF TITLE
 Government Lot Four (4), except the North 1,000 feet thereof, Section Seventeen (17), Township One Hundred Thirty-four (134), Range Twenty-nine (29).

SCHEDULE A LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY - CASE NO. 261041

Lots Ten (10) through Thirty (30), inclusive, and Lots Thirty-eight (38) through Forty-eight (48), inclusive, GULL ACRES, and the unplatted portion of the North 1,000 feet of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), Section Seventeen (17), Township One Hundred Thirty-four (134), Range Twenty-nine (29), Cass County, Minnesota.

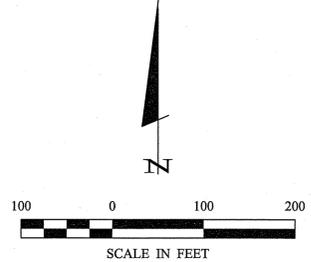
Torrens Property, Cass County
 Certificate Number: 5738

APPLICABLE SURVEY RELATED EASEMENTS AND CONDITIONS APPEARING IN SCHEDULE B SECTION II EXCEPTIONS

9. Subject to flowage rights recorded in Book K of Miscellaneous, Page 23 and as shown by recital on Certificate of Title as shown on this survey.

NOTES:

1. Contour interval as shown = 2 feet. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 5-1-14.
2. Zoning for subject tract = R3-Shoreline Residential; R2-Residential & O-Open Space/Wetlands.
3. Wetland delineation was completed on 10-21-13, by Ben Meister, Certification Number 1031.
4. Parcel ID of subject parcel: 87-366-0010, 87-366-0100, 87-366-0280, 87-366-0380, 87-017-4101, 87-017-4102, 87-017-4201 & 87-017-4203.
5. This survey has been prepared based on title commitments prepared by Chicago Title Insurance Company, Case Numbers 261041 and 261042, Effective Date: November 1, 2005 at 7:00 A.M. Only easements which appear in Schedule B, Section II, Exceptions, of these title commitments have been shown as part of this survey.
6. Subject property includes ownership of the land underneath the navigable channel, subject to rights of the public for use of public waters.



30176 Old Highway #371
 Suite 2874
 P. O. Box 874
 Poplar Lakes, MN 56472
 218-568-6940
 www.stonemarksurvey.com

STONE MARK
 LAND SURVEYING

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Cynthia M. Hyde
 CYNTHIA M. HYDE PL544881
 DATE: 6/29/16 LIC. NO. 44881

REVISIONS	DATE	DESCRIPTION
1	6-29-2016	Revised Boundary

PROJECT NO.	FILE NAME	FIELD BOOK	PG.
14008	A:14008.dwg		

PROJECT MANAGER	CHECKED BY	DRAWN BY
CMH	CMH	RJF

PROJECT NO.: 14008
 FILE NAME: A:14008.dwg
 FIELD BOOK: NONE
 PG.: NONE

DATE: 6-29-2016
 SCALE: 1"=100'
 HORZ.: NONE
 VERT.: NONE

"ALTA/ACSM LAND TITLE SURVEY"
 Martin Harstad
 Harstad Hills, Inc.
 1900 Silver Lake Road
 New Brighton, MN 55112
 SHEET 1 OF 1

PRELIMINARY PLAT

~for~ THE HARBOR AT EAST GULL
~for~ HARSTAD HILLS, INC.

PROPERTY DESCRIPTION

SCHEDULE A LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY - CASE NO. 261042

Lots 1 to 9 inclusive of the Plat of Gull Acres, the Northeast Quarter of the Southeast Quarter, Section 17, Township 134, Range 29, less the North 1000 feet thereof and the North 1000 feet of Lot 4 Section 17, Township 134, Range 29 less the part thereof heretofore conveyed to Lamont Sachs and Pearl Sachs by deed recorded in Book 129 of Deeds Page 629 and which is described as follows, to-wit: Commencing at the Southwest corner stake of Gull Acres, thence continue West in a straight line on an extension of the South line of Pear Street to the meander line of Gull Lake, thence continue along the meander line North to the Southwest corner of the Channel now a part of said Plat, thence continue East along the South line of said Channel to the Northwest corner of Lot 1 of said Plat, thence South along the West lot line of said Lot 1 and extension thereof to the point of beginning. Being part of Lot 4, Section 17, Township 134, Range 29, Cass County Minnesota Torrens property, Cass County Certificate Number 5737

ABSTRACT OF TITLE

Government Lot Four (4), except the North 1,000 feet thereof, Section Seventeen (17), Township One Hundred Thirty-four (134), Range Twenty-nine (29).

SCHEDULE A LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE INSURANCE COMPANY - CASE NO. 261041

Lots (10) through Thirty (30), inclusive, and Lots Thirty-eight (38) through Forty-eight (48), inclusive, GULL ACRES, and the unplatted portion of the North 1,000 feet of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), Section Seventeen (17), Township One Hundred Thirty-four (134), Range Twenty-nine (29), Cass County, Minnesota.

Torrens Property, Cass County
Certificate Number: 5738

VICINITY MAP

PART OF SEC. 17, TWP. 134, RNG. 29



CASS COUNTY, MINNESOTA
(NO SCALE)

DEVELOPMENT DATA

TOTAL SITE AREA = 49.76± ACRES
27 PROPOSED SINGLE FAMILY LOTS
SITE DENSITY = 0.54 UNITS PER ACRE
ASSOCIATION COMMON AREA = 18.76 ACRES
SINGLE FAMILY LOT AREA = 6.28 ACRES
AVERAGE LOT SIZE = 10,132 SQ. FT.
OUTLOT AREA = 19.02 ACRES
STREE DEDICATION = 3.11 ACRES
PARK DEDICATION = 2.59 ACRES
NOTE: AREAS COMPUTED TO THE OHWL OF GULL LAKE

PROPOSED ZONING = PUD
MIN. BUILDING SETBACKS FRONT = 30 FEET
SIDE = 10 FEET
REAR = 10 FEET
SQUAW POINT ROAD = 30 FEET

EXISTING ZONING

R-3 = Shoreline Residential
R-2 = Residential
O = Open Space / Wetlands

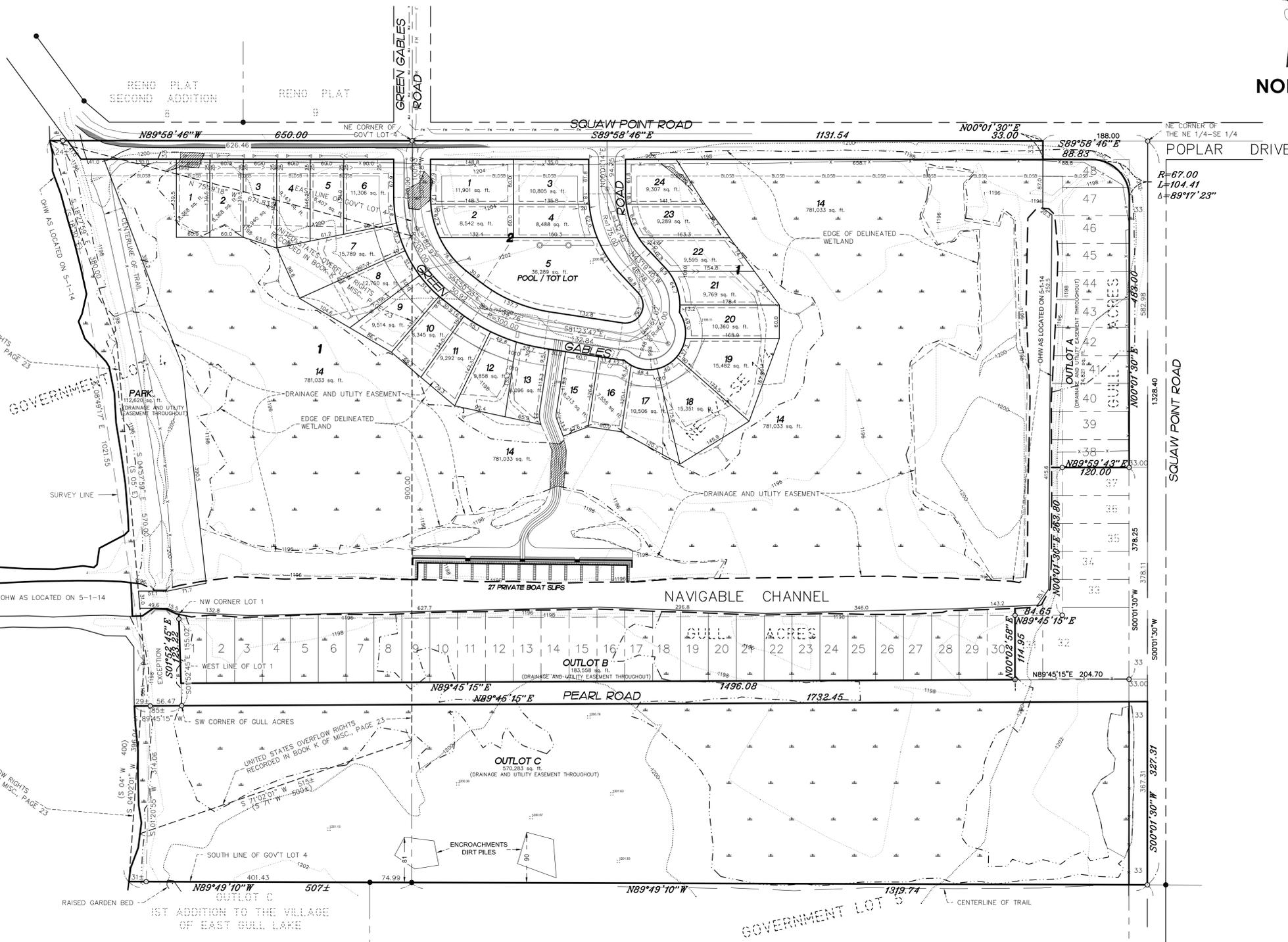
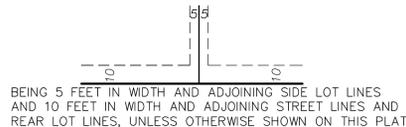
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 44881 PER ALTA/ACSM
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- DENOTES FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND LINE

GULL LAKE

NORMAL RESERVOIR POOL ELEVATION = 1194.0
HIGHEST KNOWN ELEVATION = 1195.44
BENCHMARK: CORPS OF ENGINEERS GAUGE AT GULL LAKE DAM 0.00 GAUGE = 1188.14 ELEVATION
LAKE ELEVATION = 1193.36 ON 5-1-14

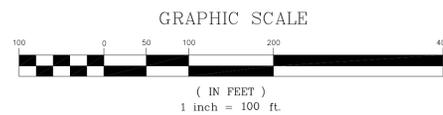
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



NOTES

1. Base mapping and all boundary information taken from ALTA/ACSM LAND TITLE SURVEY by Stonemark Land Surveying, Inc. dated 06/26/2016.
2. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 5-1-14.
3. Zoning for subject tract = R3-Shoreline Residential; R2-Residential & O-Open Space/Wetlands.
4. Wetland delineation was completed on 1021-13, by Ben Meister, Certification Number 1031.
5. Parcel ID of subject parcel: 87-366-0010, 87-366-0100, 87-366-0280, 87-366-0380, 87-017-4101, 87-017-4102, 87-017-4201 & 87-017-4203.
6. This survey has been prepared based on title commitments prepared by Chicago Title Insurance Company, Case Numbers 261041 and 261042, Effective Date: November 1, 2005 at 7:00 A.M. Only easements which appear in Schedule B, Section II, Exceptions, of these title commitments have been shown as part of this survey.
7. No field survey was performed by E.G. Rud and Sons, Inc. in preparing this plan.
8. See Utility Plans for storm sewer sizes, rims and inverts.

DRAWN BY: MMD	JOB NO: 13708PP	DATE: 06/30/16	
CHECK BY: DWJ	SCANNED		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY



E.G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

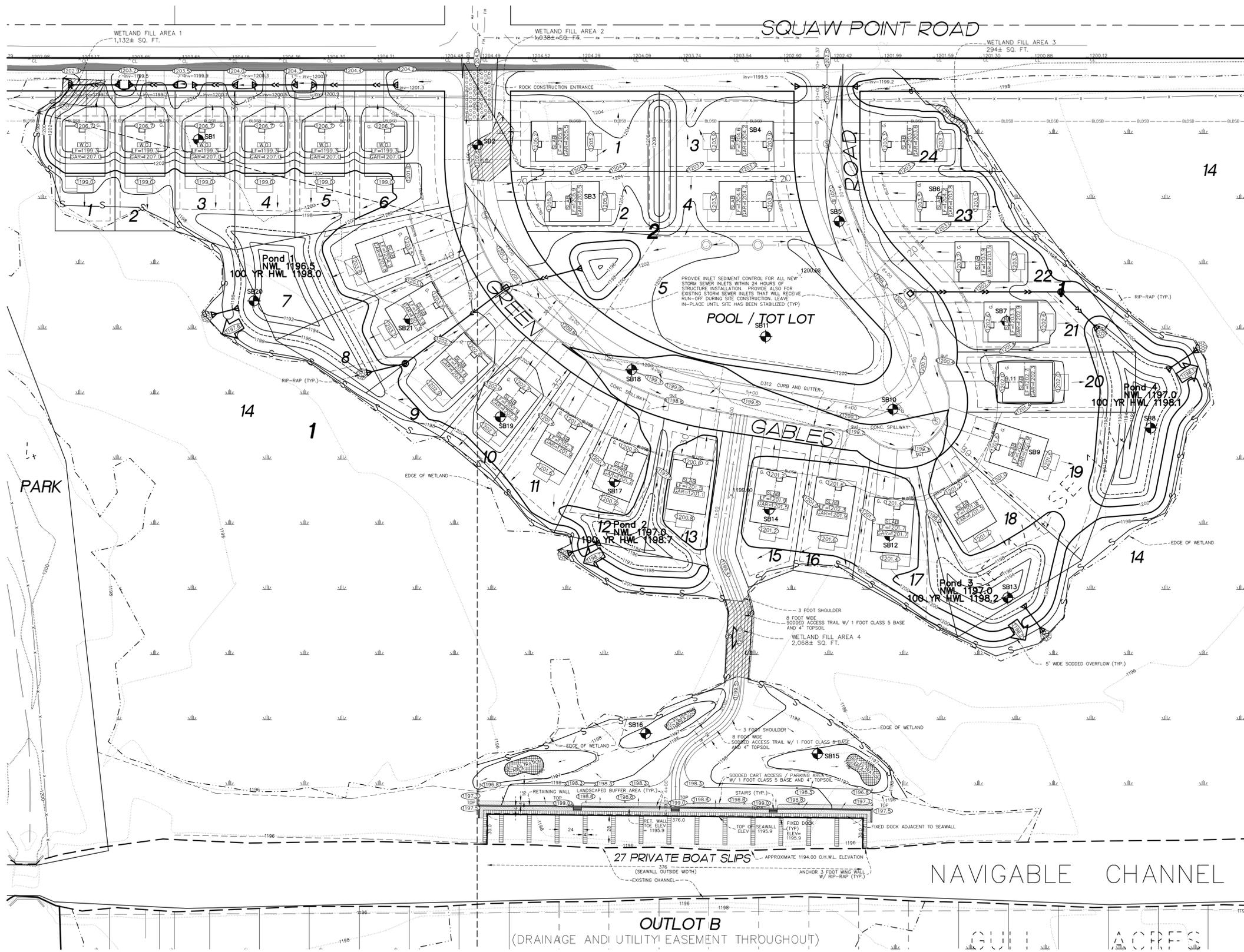
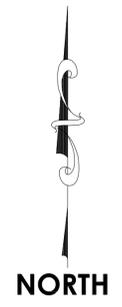
Daniel W. Obermiller
DANIEL W. OBERMILLER

Date: 06/30/2016 License No. 25341

NORTH

GRADING, DRAINAGE AND EROSION CONTROL PLAN

~for~ THE HARBOR AT EAST GULL
 ~for~ HARSTAD HILLS, INC.



NOTES

1. Base mapping and all boundary information taken from ALTA/ACSM LAND TITLE SURVEY by Stanemark Land Surveying, Inc. dated 06/29/2016.
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7. No field survey was performed by E.G. Rud and Sons, Inc. in preparing this plan.
8. See Utility Plans for storm sewer sizes, rims and inverts.

LEGEND

- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES BUILDING SETBACK LINE
- DENOTES WETLAND FILL AREA
- DENOTES PROPOSED SPOT ELEVATION

WETLAND FILL NOTES

TOTAL ESTIMATED WETLAND FILL AREA = 5,432 SQ. FT.

PONDING CALCULATIONS
 AND STORM SEWER DESIGN BY
 PLOWE ENGINEERING, INC.

PLOWE
 ENGINEERING, INC.
 6776 LAKE DRIVE
 SUITE 110
 LINO LAKES, MN 55014

SITE PLANNING
 & ENGINEERING

PHONE: (651) 361-8210
 FAX: (651) 361-8701

I HEREBY CERTIFY THAT THIS PLAN WAS
 PREPARED BY ME OR UNDER MY DIRECT
 SUPERVISION AND THAT I AM A DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE LAWS OF
 THE STATE OF MINNESOTA.

ADAM GINKKEL
 DATE: 06.30.2016 LIC. NO. 43963

EROSION CONTROL / REVEGETATION SPECS.

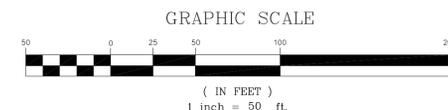
1. PRIOR TO ROUGH GRADING, INSTALL SILT STOP FENCE IN LOCATIONS SHOWN. ADDITIONAL SILT STOP FENCE WILL BE REQUIRED WHERE LOCAL CONDITIONS REQUIRE. INSTALL TREE PROTECTION AS DEEMED NECESSARY BY THE CITY FORESTER PRIOR TO ANY GRADING.
2. ANY GRADING SHALL PROCEED ON AN AREA BY AREA BASIS TO MINIMIZE UNCOMPLETED AREAS.
3. AS EACH AREA OUTSIDE THE STREET IS GRADED, PROVIDE NATIVE TOPSOIL, SEED, AND MULCH ANCHORED WITH A STRAIGHT SET DISC WITHIN SEVEN DAYS AFTER ROUGH GRADING.
4. MAINTAIN AND REPAIR SILT STOP FENCES (INCLUDING REMOVAL OF ACCUMULATED SILT) UNTIL VEGETATION IS ESTABLISHED.
5. SEE "STORM WATER POLLUTION PREVENTION PLAN" FOR ADDITIONAL EROSION CONTROL NOTES, SITE SEQUENCING AND DETAILS.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

David W. Shue

Date: 06/30/2016 License No. 25341

DRAWN BY: MMD	JOB NO: 13708PP	DATE: 06/30/16	
CHECK BY: DWG	SCANNED <input type="checkbox"/>		
NO.	DATE	DESCRIPTION	BY
1			
2			
3			



E.G. RUD & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701