

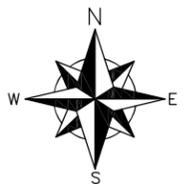
CERTIFICATE OF SURVEY

GULL LAKE

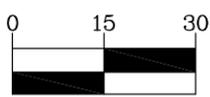
Lake No.: 11030500
Lake Classification: General Development (GD)

Date: July 6, 2017

Water Elevation = 1194.06 feet (NGVD 29)
O.H.W. Elevation = 1194.00 feet (NGVD 29)



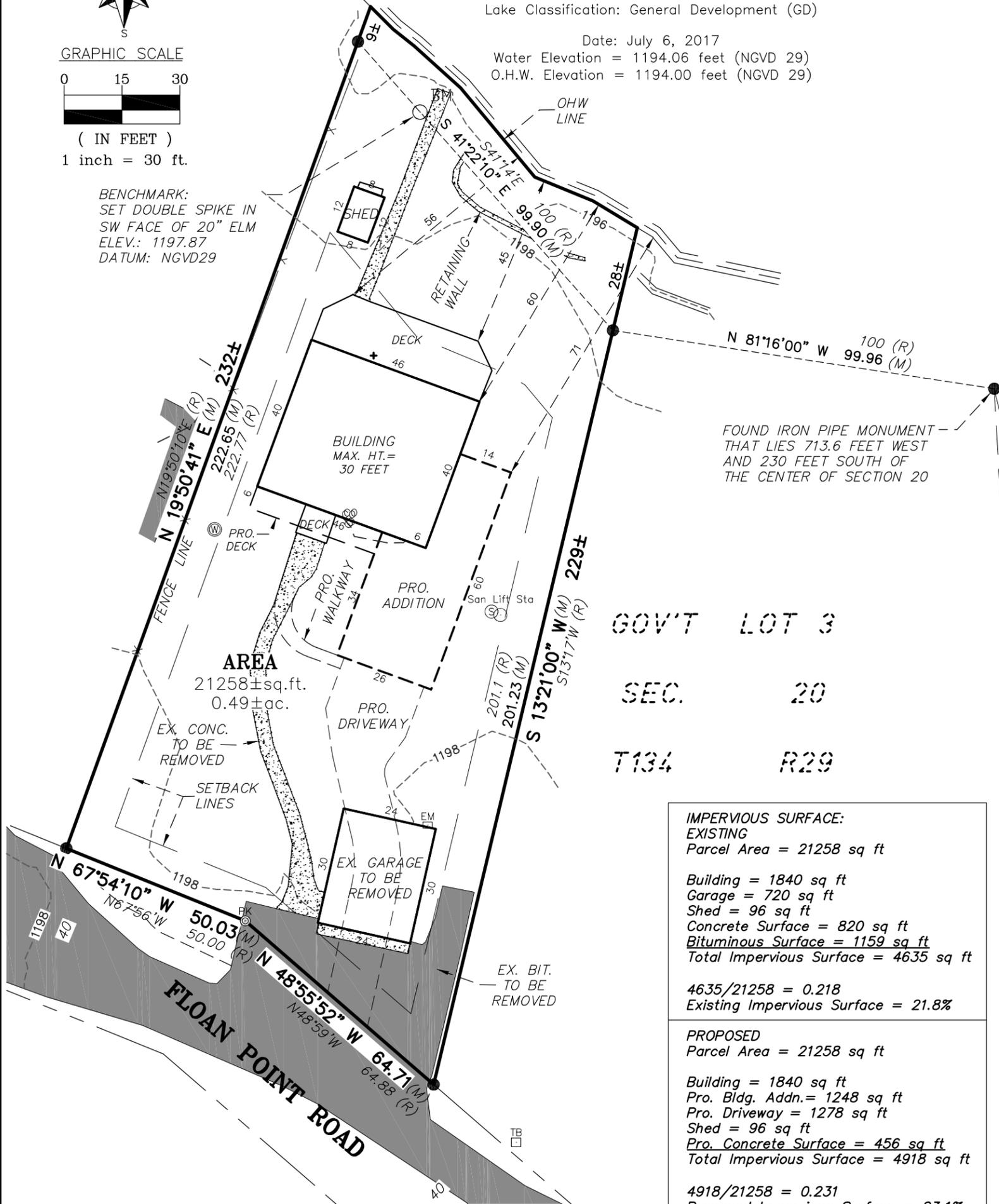
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

BENCHMARK:
SET DOUBLE SPIKE IN
SW FACE OF 20" ELM
ELEV.: 1197.87
DATUM: NGVD29



FOUND IRON PIPE MONUMENT
THAT LIES 713.6 FEET WEST
AND 230 FEET SOUTH OF
THE CENTER OF SECTION 20

GOV'T LOT 3

SEC. 20

T134 R29

IMPERVIOUS SURFACE:
EXISTING
Parcel Area = 21258 sq ft

Building = 1840 sq ft
Garage = 720 sq ft
Shed = 96 sq ft
Concrete Surface = 820 sq ft
Bituminous Surface = 1159 sq ft
Total Impervious Surface = 4635 sq ft

 $4635/21258 = 0.218$
Existing Impervious Surface = 21.8%

PROPOSED
Parcel Area = 21258 sq ft

Building = 1840 sq ft
Pro. Bldg. Addn. = 1248 sq ft
Pro. Driveway = 1278 sq ft
Shed = 96 sq ft
Pro. Concrete Surface = 456 sq ft
Total Impervious Surface = 4918 sq ft

 $4918/21258 = 0.231$
Proposed Impervious Surface = 23.1%

EXISTING DESCRIPTION - (As Per Doc. No. 473525 - Parcel No.: 87-020-3107)

That part of Government Lot 3, Section 20, Township 134 North, Range 29 West described as follows: Commencing at an iron pipe monument on the shore of Gull Lake which is 713.6 feet West and 230 feet South of the center of Section 20; thence North 81 degrees 16 minutes West 100 feet along said shore to the point of beginning; thence South 13 degrees 17 minutes West 201.1 feet to the northerly line of a 40 foot road easement; thence North 48 degrees 59 minutes West along the northerly line of said road easement a distance of 64.88 feet; thence North 67 degrees 56 minutes West along the northerly line of said road easement a distance of 50.00 feet; thence North 19 degrees 19 minutes 10 seconds East a distance of 222.77 feet, more or less to the shore of Gull Lake; thence South 41 degrees 14 minutes East 100 feet along said shore to the point of beginning. Together with the easement described in the agreement filed November 7, 1980, as Doc. No. 254566, Cass County, Minnesota.

SURVEYOR'S NOTES:

- Bearing orientation is assumed.
- 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.
- 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.
- Property Zoning: R3 - Shoreline Residential
- Setback Requirements:
OHW Setback = 50 feet (City Sewer)
Road R/W = 10 feet
Side Yard = 10 feet

LEGEND

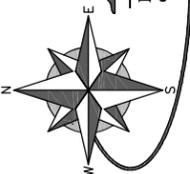
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- PK ○ DENOTES SET PK NAIL
- DENOTES TELEPHONE PEDESTAL
- EM □ DENOTES ELECTRIC METER
- ⊙ DENOTES WELL
- ⊙ DENOTES SEPTIC MANHOLE
- DENOTES SEPTIC CLEANOUT
- San Lift Sta ○ DENOTES SANITARY LIFT STATION
- 1198- - - DENOTES 12 FOOT USGS CONTOURS
- DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE
- (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.
- (R) DENOTES MEASUREMENT PER DESCRIPTION OF RECORD

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 16th day of August, 2017

By: Mark T. Downing, Minnesota License No. 46165

20196 Division Rd.
Brainerd, MN 56401
(218)341-6547



VARIANCE SURVEY

Part of Gov't Lot 3
Sec. 20, T134, R29
Cass County, MN

CLIENT:
North Country Custom Builders
Property Address:
1496 Floan Point Road
East Gull Lake, MN 56401

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: MTD CHECKED BY: EEL

APPROVED BY: MTD JOB NUMBER: 17-104B