CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 3 & 4, SECTION 3, TOWNSHIP 136 NORTH, RANGE 28 WEST, CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA: 218,882 SQ.FT.± / 5.0 ACRES±

OSSAWINNAMAKEE LAKE
GENERAL DEVELOPMENT CLASSIFICATION

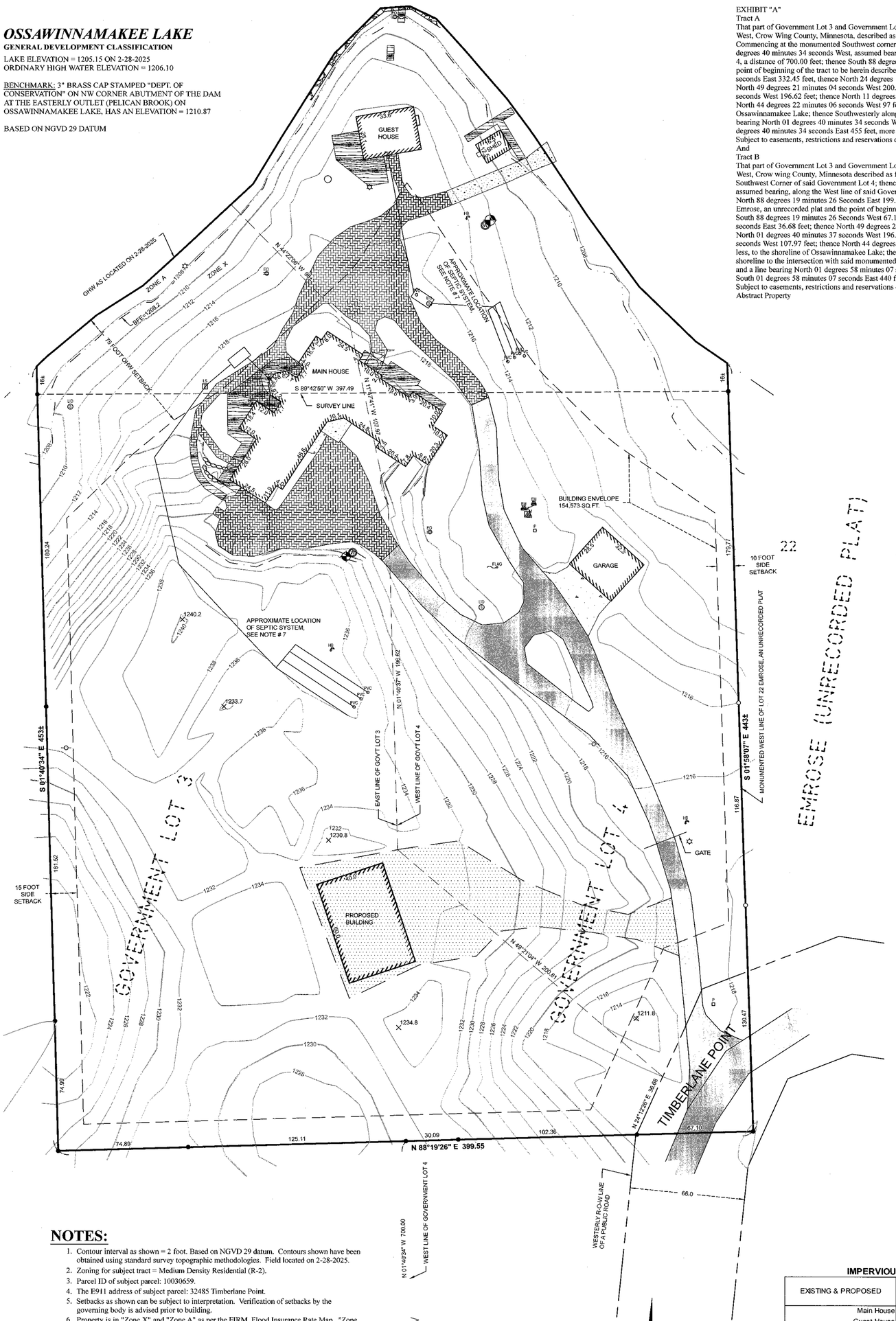
LAKE ELEVATION = 1205.15 ON 2-28-2025
ORDINARY HIGH WATER ELEVATION = 1206.10

BENCHMARK: 3" BRASS CAP STAMPED "DEPT. OF CONSERVATION" ON NW CORNER ABUTMENT OF THE DAM AT THE EASTERLY OUTLET (PELICAN BROOK) ON OSSAWINNAMAKEE LAKE, HAS AN ELEVATION = 1210.87

BASED ON NGVD 29 DATUM

LEGAL DESCRIPTION PER DOCUMENT NUMBER 998008

EXHIBIT "A"
Tract A
That part of Government Lot 3 and Government Lot 4, Section 3, Township 136 North, Range 28 West, Crow Wing County, Minnesota, described as follows:
Commencing at the monumented Southwest corner of said Government Lot 4; thence North 01 degrees 40 minutes 34 seconds West, assumed bearing, along the West line of said Government Lot 4, a distance of 700.00 feet; thence South 88 degrees 19 minutes 26 seconds West 200.00 feet to the point of beginning of the tract to be herein described; thence North 88 degrees 19 minutes 26 seconds East 332.45 feet, thence North 24 degrees 12 minutes 26 seconds East 36.68 feet thence North 49 degrees 21 minutes 04 seconds West 200.81 feet; thence North 01 degrees 40 minutes 37 seconds West 196.62 feet; thence North 11 degrees 47 minutes 41 seconds West 107.97 feet; thence North 44 degrees 22 minutes 06 seconds West 97 feet, more or less, to the shoreline of Ossawinnamakee Lake; thence Southwesterly along said shoreline to the intersection with aline bearing North 01 degrees 40 minutes 34 seconds West from the point of beginning; thence South 01 degrees 40 minutes 34 seconds East 455 feet, more or less, to the point of beginning.
Subject to easements, restrictions and reservations or record, if any.
And
Tract B
That part of Government Lot 3 and Government Lot 4 Section 3, Township 136 north, Range 28 West, Crow wing County, Minnesota described as follows: Commencing at the monumented Southwest Corner of said Government Lot 4; thence North 01 degrees 40 minutes 34 seconds West, assumed bearing, along the West line of said Government Lot 4 a distance of 700.00 feet; thence North 88 degrees 19 minutes 26 Seconds East 199.55 feet to the monumented West line of Lot 22 Emrose, an unrecorded plat and the point of beginning of the tract to be herein described; thence South 88 degrees 19 minutes 26 Seconds West 67.10 feet, thence North 24 degrees 12 minutes 26 seconds East 36.68 feet; thence North 49 degrees 21 minutes 04 seconds West 200.81 feet; thence North 01 degrees 40 minutes 37 seconds West 196.62 feet; thence North 11 degrees 47 minutes 41 seconds West 107.97 feet; thence North 44 degrees 22 minutes 06 seconds west 97 feet, more or less, to the shoreline of Ossawinnamakee Lake; thence Northeasterly and Southeasterly along said shoreline to the intersection with said monumented West line of Lot 22 Emrose, an unrecorded plat and a line bearing North 01 degrees 58 minutes 07 seconds East from the point of beginning; thence South 01 degrees 58 minutes 07 seconds East 440 feet, more or less, to the point of beginning.
Subject to easements, restrictions and reservations of record, Crow Wing County, Minnesota.
Abstract Property



LEGEND

- FLAG — DENOTES EXISTING FLAGPOLE
- 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
- 1208 — DENOTES EXISTING INTERMEDIATE CONTOURS
- 1234.5 — DENOTES SPOT ELEVATION (EXISTING GRADE)
- 1210 — DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING MOUNTED LIGHT
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- **BENCHMARK:** HIGH POINT OF WELL
  ELEV. = 1230.75
  BASED ON NGVD 29 DATUM
- BFE — DENOTES BASE FLOOD ELEVATION
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF GOVERNMENT LOT 4 TO HAVE AN ASSUMED BEARING OF N 01°40'34" W.

NOTES:

1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 2-28-2025.
2. Zoning for subject tract = Medium Density Residential (R-2).
3. Parcel ID of subject parcel: 10030659.
4. The E911 address of subject parcel: 32485 Timberlane Point.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
6. Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
7. Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
8. 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.
9. National Wetland Inventory Report shows no wetlands within subject property.

IMPERVIOUS CALCULATIONS

EXISTING & PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft)	Percent Impervious (sq.ft)
Main House	5,321	214,880	2.5%
Guest House	856	214,880	0.4%
Garage	920	214,880	0.4%
Shed	207	214,880	0.1%
Decks	2,391	214,880	1.1%
Concrete & Pavers	10,349	214,880	4.8%
Bituminous	7,017	214,880	3.3%
Gravel	6,733	214,880	3.1%
Proposed Building	2,400	214,880	1.1%
Total	**36,194**	**214,880**	**16.8%**

NET AREA = TOTAL AREA LESS ROAD R/W

SHEET 1 of 1	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 25015	DATE: 3-13-2025	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.
	Lydon & Ruth Johnson PO Box 548 Blooming Prairie, MN 55917	CHECKED BY: RJF	FILE NAME: C25015.DWG	SCALE: HORZ. 1" = 30'		CYNTHIA M. HIDDE PLS# 44881 DATE 3/13/2025 LIC. NO. 44881
		DRAWN BY: CMH	FIELD BOOK: BOOK PG.	VERT. NONE		

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