

CERTIFICATE OF SURVEY

PART OF LOTS 25, 26, 28 & 29, CARLYONS SYLVAN PARK,
SECTION 36, TOWNSHIP 134 NORTH, RANGE 30 WEST,
FAIRVIEW TOWNSHIP, CASS COUNTY, MINNESOTA

SYLVAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1199.12 ON 2-7-2025

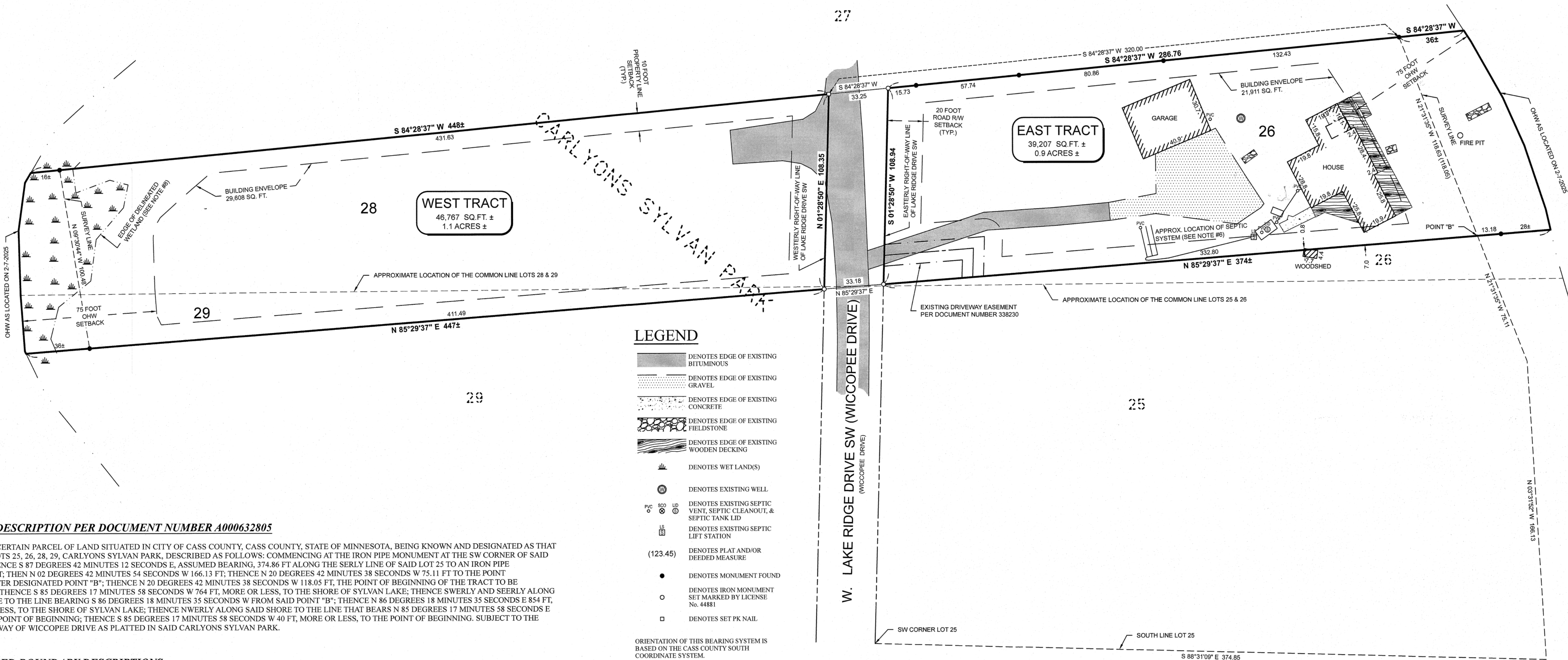
ORDINARY HIGH WATER ELEVATION = 1199.98

BENCHMARK: Horizontal 3/8" x 8" spike 1.2' above ground in the NE side of the same 1.9' red oak described as BM LETTER A, 50' from water's edge, approximately 100' West of concrete outlet dam (southoutlet), 24' east of driveway and 45' NE of NE corner of private cabin at Fire # H2853 (likely 12475 Lower Sylvan Rd SW, Pillager); new spike set directly above the old chopped out railroad spike B.M. elev 1201.82 for a 10/25/1995 elevation = 1201.98. However, a 1/4/2012 elevation utilizing GPS/RTK/VRS survey methods = 1202.99.

BASED ON NGVD 29 DATUM

INFORMATION OBTAINED FROM MNDNR

SYLVAN LAKE
GENERAL DEVELOPMENT CLASSIFICATION



LEGAL DESCRIPTION PER DOCUMENT NUMBER A000632805

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF CASS COUNTY, CASS COUNTY, STATE OF MINNESOTA, BEING KNOWN AND DESIGNATED AS THAT PART OF LOTS 25, 26, 28, 29, CARLYONS SYLVAN PARK, DESCRIBED AS FOLLOWS: COMMENCING AT THE IRON PIPE MONUMENT AT THE SW CORNER OF SAID LOT 25; THENCE S 87 DEGREES 42 MINUTES 12 SECONDS E, ASSUMED BEARING, 374.86 FT ALONG THE SERLY LINE OF SAID LOT 25 TO AN IRON PIPE MONUMENT; THEN N 02 DEGREES 42 MINUTES 54 SECONDS W 166.13 FT; THENCE N 20 DEGREES 42 MINUTES 38 SECONDS W 75.11 FT TO THE POINT HEREINAFTER DESIGNATED POINT "B"; THENCE N 20 DEGREES 42 MINUTES 38 SECONDS W 118.05 FT, THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBE; THENCE S 85 DEGREES 17 MINUTES 58 SECONDS W 764 FT, MORE OR LESS, TO THE SHORE OF SYLVAN LAKE; THENCE SWERLY AND SEERLY ALONG SAID SHORE TO THE LINE BEARING S 86 DEGREES 18 MINUTES 35 SECONDS W FROM SAID POINT "B"; THENCE N 86 DEGREES 18 MINUTES 35 SECONDS E 854 FT, MORE OR LESS, TO THE SHORE OF SYLVAN LAKE; THENCE NWERLY ALONG SAID SHORE TO THE LINE THAT BEARS N 85 DEGREES 17 MINUTES 58 SECONDS E FROM THE POINT OF BEGINNING; THENCE S 85 DEGREES 17 MINUTES 58 SECONDS W 40 FT, MORE OR LESS, TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF WICCOPEE DRIVE AS PLATTED IN SAID CARLYONS SYLVAN PARK.

PROPOSED BOUNDARY DESCRIPTIONS:

EAST TRACT

Those parts of Lots 25 and 26, CARLYONS SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southwest corner of said Lot 25, thence South 88 degrees 31 minutes 09 seconds East, assumed bearing, along the south line of said Lot 25 for a distance of 374.85 feet; thence North 03 degrees 31 minutes 52 seconds West 166.13 feet; thence North 21 degrees 31 minutes 35 seconds West 75.11 feet to a point hereinafter referred to as Point "B"; thence North 21 degrees 31 minutes 35 seconds West 118.63 feet to the point of beginning of the tract to be herein described; thence South 84 degrees 28 minutes 37 seconds West 286.76 feet to the easterly right-of-way line of Wicopee Drive (Lake Ridge Drive SW) as dedicated in said plat; thence South 01 degree 28 minutes 50 seconds West along said easterly right-of-way line 108.94 feet to the intersection with a line bearing South 85 degrees 29 minutes 37 seconds West from said Point "B"; thence North 85 degrees 29 minutes 37 seconds East 374 feet, more or less to the shoreline of Sylvan Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 84 degrees 28 minutes 37 seconds East from the point of beginning; thence South 84 degrees 28 minutes 37 seconds West 36 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

WEST TRACT

Those parts of Lots 28 and 29, CARLYONS SYLVAN PARK, according to the recorded plat thereof, Cass County, Minnesota, described as follows: Commencing at the southwest corner of Lot 25, said plat; thence South 88 degrees 31 minutes 09 seconds East, assumed bearing, along the south line of said Lot 25 for a distance of 374.85 feet; thence North 03 degrees 31 minutes 52 seconds West 166.13 feet; thence North 21 degrees 31 minutes 35 seconds West 75.11 feet to a point hereinafter referred to as Point "B"; thence North 21 degrees 31 minutes 35 seconds West 118.63 feet; thence South 84 degrees 28 minutes 37 seconds West 320.00 feet to the westerly right-of-way line of Wicopee Drive (Lake Ridge Drive SW) as dedicated in said plat, being the point of beginning of the tract to be herein described; thence continuing South 84 degrees 28 minutes 37 seconds West 448 feet, more or less, to the shoreline of Sylvan Lake; thence southerly along said shoreline to the intersection with a line bearing South 85 degrees 29 minutes 37 seconds West from said Point "B"; thence North 85 degrees 29 minutes 37 seconds East 447 feet, more or less, to the intersection with said westerly right-of-way line; thence North 01 degrees 28 minutes 50 seconds East along said westerly right-of-way line 108.35 feet, more or less, to the point of beginning.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING FIELDSTONE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES WET LAND(S)
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- DENOTES SET PK NAIL

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY SOUTH COORDINATE SYSTEM.

IMPERVIOUS CALCULATIONS

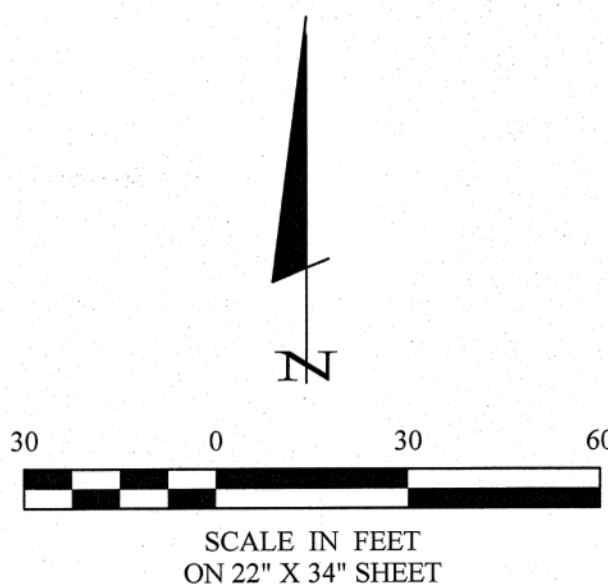
EXISTING EAST TRACT	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	2,038	39,207	5.2%
Garage	1,253	39,207	3.2%
Concrete & Fieldstone	226	39,207	0.6%
Decks	894	39,207	2.3%
Gravel	2,468	39,207	6.3%
Bituminous	1,290	39,207	3.3%
Total	8,169	39,207	20.8%

IMPERVIOUS CALCULATIONS

EXISTING WEST TRACT	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Bituminousw	1,348	46,767	2.9%
Total	1,348	46,767	2.9%

NOTES:

- Zoning for subject tract = "SHORELAND RESIDENTIAL".
- Parcel ID of subject parcel: 14-478-0251.
- The E911 address of subject parcel: 11984 W. LAKE RIDGE DR SW.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- 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.
- Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC
- There are no bluffs within surveyed property.
- Wetland delineation was completed on 3-31-25, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.



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218-568-4940
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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.
Cynthia M. Hyde
CYNTHIA M. HYDE
PLS# 44881
DATE: 4/3/2025 I.C. NO. 44881

REVISIONS	DATE	DESCRIPTION	BY

DATE:	4-3-2025
SCALE:	1" = 30'
HORZ.	
VERT.	NONE

PROJECT No.:	25004
FILE NAME:	C25004.DWG
FIELD BOOK:	
BOOK	PG.

PROJECT MANAGER:	CNH
CHECKED:	RJF
DRAWN BY:	CNH

EXHIBIT
SHEET
1 OF 1

Joel Gaalswyk
6850 Greenfield Rd
Greenfield, MN 55357