

CERTIFICATE OF SURVEY

LOT A25 and PART OF LOT A26, AUDITOR'S PLAT OF PINE BEACH
SECTION 19, TOWNSHIP 134 NORTH, RANGE 29 WEST
CASS COUNTY, MINNESOTA
AREA = 36,853 SQ. FT.± / 0.8 ACRES±

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 = 1193.99 ON 10-6-2023

BASED ON NGVD 29 DATUM

LEGAL DESCRIPTION PER DOC. NO. 694268

Lot A-25 of AUDITOR'S PLAT OF PINE BEACH and that part of Lot A-26 of AUDITOR'S PLAT OF PINE BEACH lying northeasterly of a line drawn from a point on the westerly line of said Lot A-26 located equally distant from the northwest and southwest corner of said lot to a point on the easterly line of Lot A-26 located equally distant from the northeast and southeast corners of said tract.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building #1	4,772	36,853	12.9%
Building #2	351	36,853	1.0%
Building #3	1,162	36,853	3.2%
Decks	1,735	36,853	4.7%
Concrete & Pavers	1,125	36,853	3.1%
Gravel	3,373	36,853	9.2%
Bituminous	690	36,853	1.9%
Total	13,208	36,853	35.8%

LEGEND

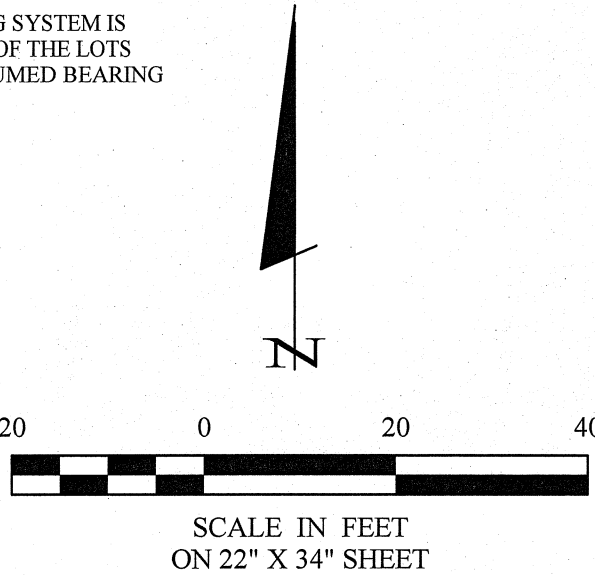
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE
- DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING STORM SEWER CATCH BASIN
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES PROPOSED SANITARY SEWER MANHOLE
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

TREE LEGEND

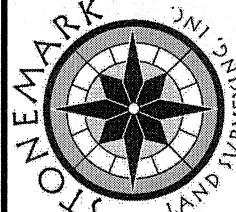
MPL = MAPLE
SPR = SPRUCE
RP = RED PINE
WP = WHITE PINE
BIR = BIRCH

NOTES:

- Contour interval as shown = 1 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 10-6-2023.
- Zoning for subject tract = "R-3".
- There are no bluffs within surveyed property.
- Parcel ID of subject parcel: 87-376-0138.
- The E911 address of subject parcel: 1838 Yellow Moccasin Trail.
- 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.
- National Wetland Inventory Report shows no wetlands within subject property.



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218-568-4940
www.stonemarksurvey.com



THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
Cynthia M. Hildebrand
CYNTHIA M. HILDEBRAND
LUC. NO. 44881
DATE 4/17/2025

REVISIONS	DATE	DESCRIPTION	BY

DATE:	4-17-2025
SCALE:	1" = 20'
HORIZ.:	1" = 20'
VERT.:	NONE

PROJECT No.:	23314-1
FILE NAME:	C23314-1.dwg
FIELD BOOK:	BOOK
PG.	PG.

PROJECT MANAGER:	CMH
CHECKED BY:	CMH
DRAWN BY:	PAT/RJF

CERTIFICATE OF SURVEY	Blatner Property James Co. Homes Wayzata, MN 55391
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SHEET	1 OF 1
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