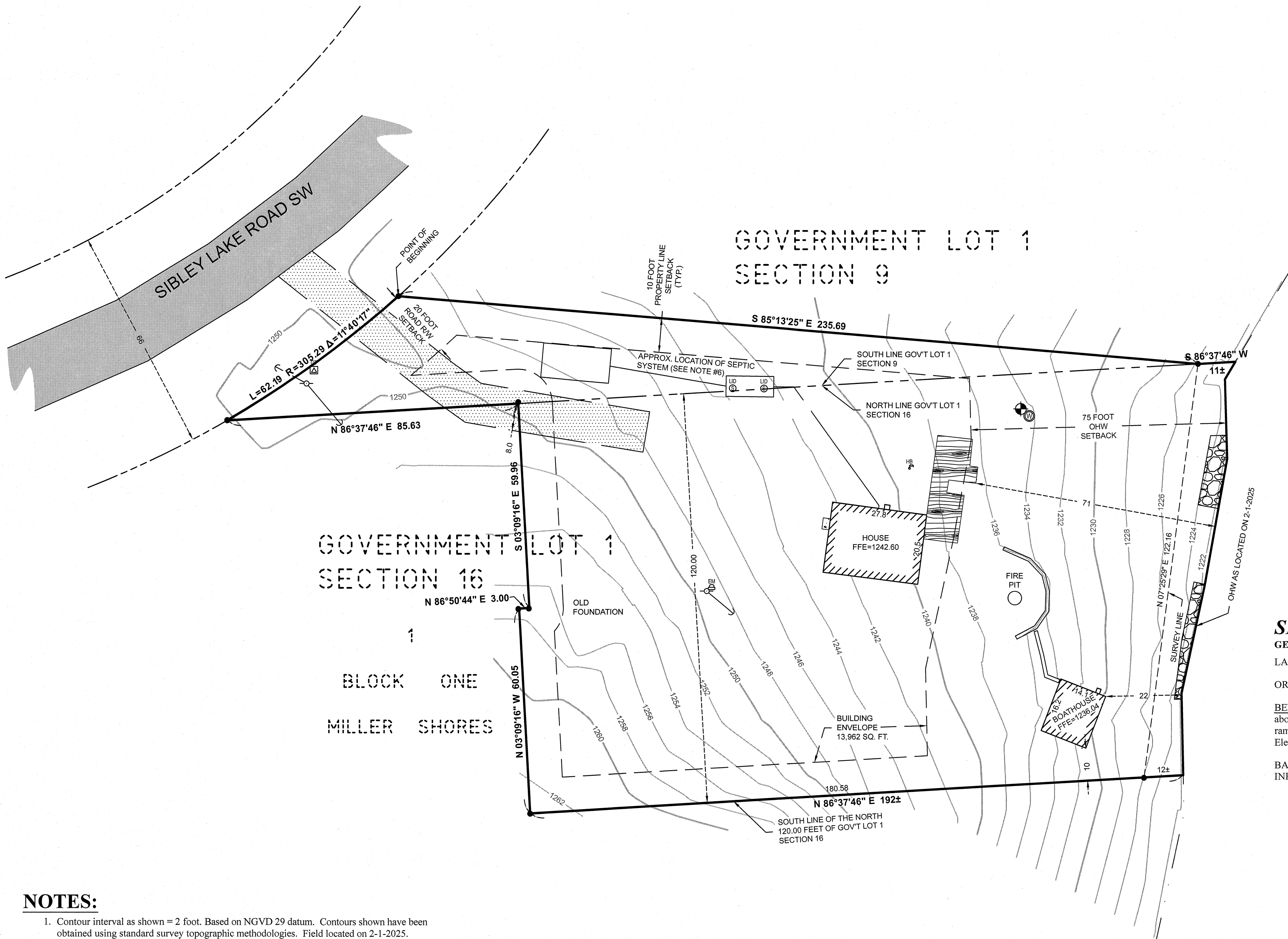


CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1, SECTION 9 AND
PART OF GOVERNMENT LOT 1, SECTION 16,
ALL IN TOWNSHIP 136 NORTH, RANGE 29 WEST,
LOON LAKE TOWNSHIP, CASS COUNTY, MINNESOTA
AREA = 28,770 SQ. FT.± / 0.7 ACRES±



SIBLEY LAKE

GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1220.75 ON 2-1-2025

ORDINARY HIGH WATER ELEVATION = 1221.5

BENCHMARK: At PA on NE shore, horizontal 3/8" x 8" spk, 0.6' above grd in E (lside) of a 1.9' leaning oak, 11' S of CL conc. boat ramp and 18' from WE. Only large Oak on S side of boat ramp. Elevation = 1225.8

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000707809

All that part of the East 616 feet of the South 661 feet of Government Lot 1, Section 9, Township 136, Range 29, Cass County, Minnesota, described as follows:

Commencing at the Northeast corner thereof; thence South 85 degrees 14 minutes 18 seconds West (assumed bearing) on the North line thereof 37.03 feet to the Easterly line of Public Road; thence South 24 degrees 21 minutes 36 seconds West along said Easterly line 615.03 feet; thence Southwesterly along a circular curve, concave to the Northwest, having a radius of 305.29 feet and a central angle of 22 degrees 14 minutes 31 seconds for an arc distance of 118.51 feet to the point of beginning of tract to be herein described; thence continuing Southwesterly on a circular curve, concave to the Northwest, having a radius of 305.29 feet and a central angle of 11 degrees 45 minutes 00 seconds for an arc distance of 62.61 feet to the South line of said Government Lot 1; thence Easterly along said South line 285.07 feet, more or less, to its intersection with a line bearing South 86 degrees 29 minutes 10 seconds East from the point of beginning, thence North 86 degrees 29 minutes 10 seconds West 234.96 feet, more or less, to the point of beginning, Cass County, Minnesota.

AND

The North 120 feet of the East 200 feet of Government Lot 1, Section 16, Township 136 North, Range 29 West, Cass County, Minnesota.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: Easements, Restrictions and Covenants of record, if any.

SURVEYOR'S NOTE:

The call of the "...East 200 feet of Government Lot 1..." in Section 16 as recited in Document Number A000707809 is ambiguous due to the shifting location of the east line of Government Lot 1 being the lakeshore of Sibley Lake. The adjoining plat of MILLER SHORES signed by Myron Landecker, PLS No. 7452, had similar concerns. The plat determined 200-foot lengths west of lakeshore at time of platting and monumented this strip. This survey honors the monumented east line of Lot 1, Block 1, MILLER SHORES as being contiguous with west line of subject survey. A revised description of the portion of land in Section 16 is recommended.

LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF EXISTING RIP-RAP
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING WELL
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- BENCHMARK:** HIGH POINT OF WELL
ELEV. = 1236.27
BASED ON NGVD 29 DATUM
- DENOTES MONUMENT FOUND

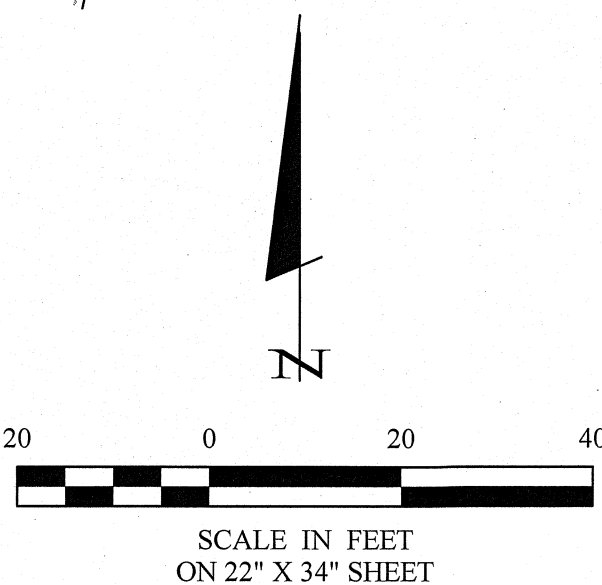
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON CASS COUNTY SOUTH COORDINATE SYSTEM.

NOTES:

- Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 2-1-2025.
- Zoning for subject tract = "Shoreland Residential".
- Parcel ID of subject parcel: 22-016-1101.
- The E911 address of subject parcel: 5580 Sibley Lake Road SW.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Approximate location of septic system per sketch prepared by Martin Joyce, Martin Joyce Septic Services, LLC.
- There are no bluffs within surveyed property.
- 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.
- There was a snow depth of 6"± when survey crew collected topographic data. Therefore, some physical features covered by snow may not have been identified. Only visible topographic features, improvements, and utilities were located. Site verification in spring when the snow cover is gone is recommended.

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
House	578	28,770	2.0%
Boathouse	230	28,770	0.8%
Concrete	7	28,770	0.0%
Deck	306	28,770	1.1%
Gravel Driveway	970	28,770	3.4%
Total	2,091	28,770	7.3%



30206 Rasmussen Road
Suite 1
P.O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com



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#4481
DATE: 3/5/2025 IJC NO. 4481

REVISIONS	DATE	DESCRIPTION	BY

DATE: 3-5-2025
SCALE: 1"=20'
HORIZ. VERT. NONE

PROJECT NO.: 25010
FILE NAME: C25010.dwg
FIELD BOOK:

CHECKED BY:

DRAWN BY:

CERTIFICATE OF SURVEY
David Moech
4610 Weston Lane N
Plymouth, MN 55446-2025