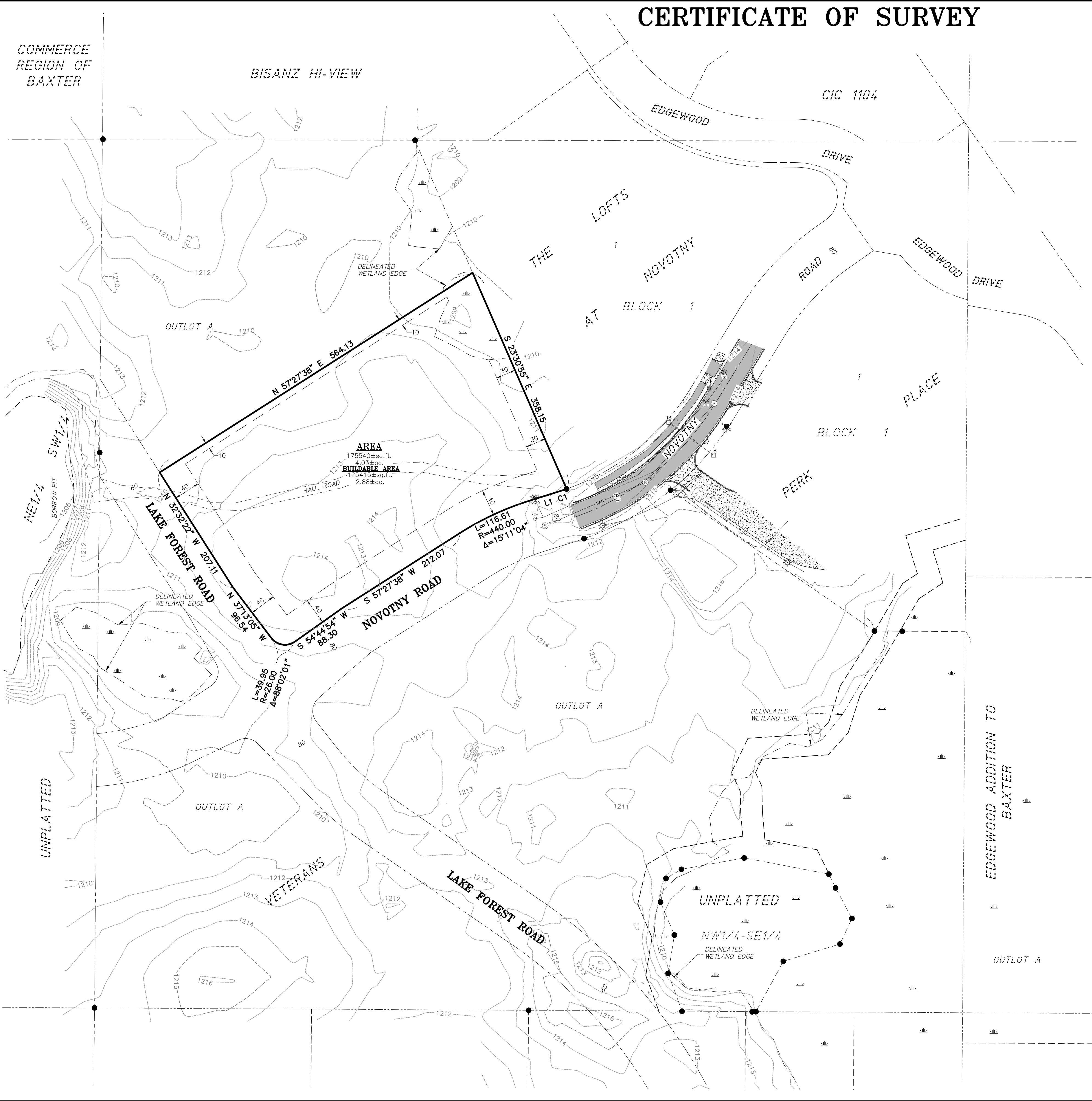


CERTIFICATE OF SURVEY

COMMERCE
REGION OF
BAXTER

BISANZ HI-VIEW

CIC 1104

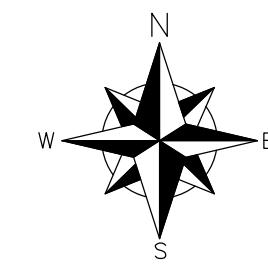


EXISTING DESCRIPTION - (Cert. Title No. -114437 Parcel No.: 40310677)

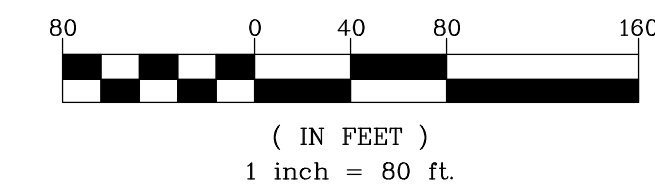
Outlot A, PERK PLACE, Crow Wing County, Minnesota.

SURVEYOR'S NOTES:

1. Bearing Orientation: Crow Wing County coordinate system (NAD83).
2. Vertical elevation and datum based on GSD Sta.# 6377 (A346). Elevation = 1211.126 feet (NGVD29).
3. The wetlands shown have been delineated by Mitch Brinks, Certified Wetland Delineator, #1007, on September 22, 2025.
4. Property Zoning: Regional Commercial
5. Setback Requirements: Front Yard = 40 feet Rear Yard = 30 feet Side Yard = 10 feet interior / 40 feet abutting corner
6. The subject property is part of Outlot A, PERK PLACE, and is currently being subdivided and platted as VETERANS. Once the subdivision process is completed another subdivision will need to be processed to create the boundary as shown.



GRAPHIC SCALE



LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES ELECTRIC LIGHT POLE
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES WATER CURB STOP
- DENOTES SEPTIC CLEANOUT
- DENOTES SEPTIC MANHOLE
- DENOTES DELINEATED WETLAND
- - - - - DENOTES 1 FOOT CONTOURS (NGVD29)
- ▬ DENOTES BITUMINOUS SURFACE
- ▨ DENOTES CONCRETE SURFACE
- ▩ DENOTES GRAVEL SURFACE

LINE AND CURVE TABLE						
LINE/CURVE	BEARING	DISTANCE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	--	--	360.00	2°00'00"	12.57	S 71°38'42" W
L1	S 72°38'42" W	46.87	--	--	--	--

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 20th day of October, 2025.
 By: Jared A. Spauld, Minnesota License No. 59285



BOUNDARY SURVEY
 Part of Outlot A
PERK PLACE
 Crow Wing County, MN

CLIENT:
Trident Development

DRAWN BY: JAS	CHECKED BY: JAS
APPROVED BY: JAS	JOB NUMBER: 25-198B
NO. DATE BY REVISION DESCRIPTION	BOUNDARY LINES
01 12/10/25 JAS	