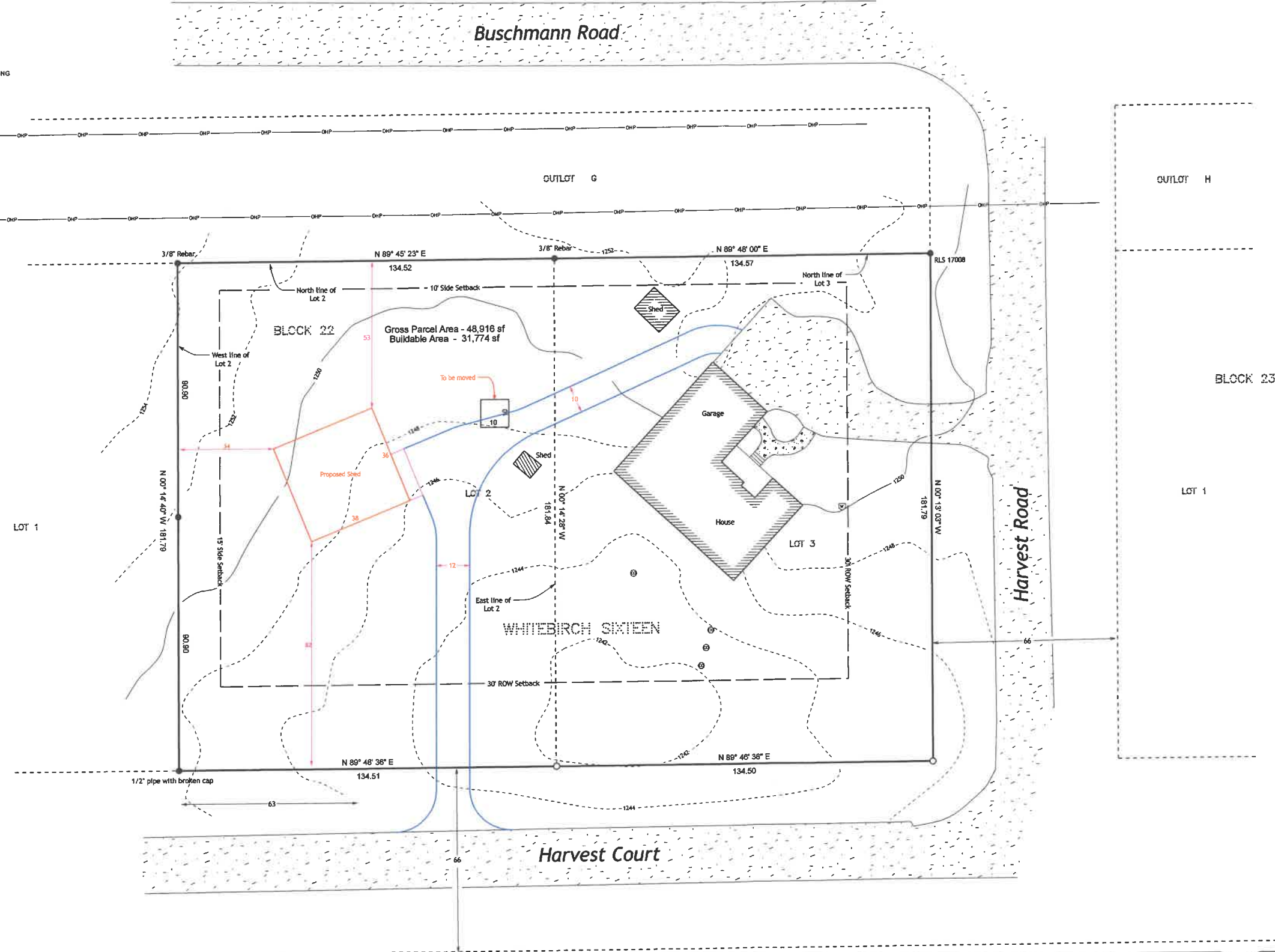




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM



Surveyors Notes

The property address for the subject property is:
31945 Harvest Road
Breezy Point, MN 56472
The Parcel Number for the subject property is 10080641 and 10080642
The current zoning classification for the subject property is Medium Density Residential (R-2)
This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject property that are not shown on this survey

Legal Description

Lot 2 and Lot 3, Block 22, WHITEBIRCH SIXTEEN, Crow Wing County, Minnesota.


Impervious Calculation

Total Area =	48,916 Sq. Ft.
Existing impervious coverage	
Buildings	= 2,836 Sq. Ft.
Concrete	= 155 Sq. Ft.
Bituminous	= 2,117 Sq. Ft.
Total	= 5,108 Sq. Ft. (10.5% Impervious Coverage)
Proposed impervious coverage	
Buildings	= 4,204 Sq. Ft.
Concrete	= 545 Sq. Ft.
Bituminous	= 4,931 Sq. Ft.
Total	= 9,680 Sq. Ft. (19.8% Impervious Coverage)

- PROPERTY BOUNDARY LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
 - FOUND IRON MONUMENT



NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Added proposed improvements and impervious calculations	04-23-2024
2	Added proposed improvements and impervious calculations	05-13-2024



1220 Inland Park Road
Brainerd, MN 56401
218-828-4330
12 North 1 1/2th Avenue
St. Cloud, MN 56301
320-328-1390

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature: *James Kramer* 07/27/2021
James Kramer, MN License No. 23668 Date

PROJECT NO. ANED2101

CERTIFICATE OF SURVEY
Topographic and Property Boundary Survey

Dan Anderson
Section 8, Township 136 North, Range 28 West
Crow Wing County, Minnesota