

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-236246 (Schuetz Tract)

File Number: 2006811

Exhibit "A"

All the real property in Crow Wing County, Minnesota, described as follows:

Lot 7 and all that part of Lot 8, Seventeenth Addition to Breezy Point Estates, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said County and State, lying North of the following described line: Commencing at the most Southeasterly corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86°47'24" 137 feet, more or less, to the shore of Pelican Lake and there terminating.

Except all minerals and mineral rights of record.

Torrens Property - Certificate Number 89983 for Michael R. Schuetz

- Certificate Number 83735 for Steven F. Soukup and Cynthia A. Soukup

Commonly known as: 29853 Shoreview Lane, Breezy Point, MN 56472

Parcel Number (s): 10127000007Y009

LEGAL DESCRIPTION PER DOCUMENT NUMBER T-238692 (Kerfeld Tract)

All that part of Lot Eight (8), SEVENTEENTH ADDITION TO BREEZY POINT ESTATES, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for said County and State, lying South of the following described line: Commencing at the most Southeasterly corner of said Lot 8, thence Northerly along the Easterly line thereof 46.11 feet to the beginning of the line to be described; thence Southwesterly deflecting to the left 86 degrees 47 minutes 24 seconds 137 feet, more or less, to the shore of Pelican Lake and there terminating, Crow Wing County, Minnesota.

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

CERTIFICATE OF SURVEY

LOT 7 AND LOT 8, SEVENTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 21, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA

LEGEND

	DENOTES EXISTING SATELLITE		DENOTES EXISTING GAS METER
	DENOTES EXISTING FENCE LINE		DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EDGE OF EXISTING BITUMINOUS		DENOTES EXISTING WELL
	DENOTES EDGE OF EXISTING CONCRETE		DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EDGE OF EXISTING PAVING STONES		BENCHMARK: HIGH POINT OF WELL
	DENOTES EDGE OF EXISTING WOODEN DECKING		ELEV. = 1211.79
	DENOTES EDGE OF EXISTING RIP-RAP		BASED ON NGVD 29 DATUM
	DENOTES EXISTING INTERMEDIATE CONTOURS		DENOTES "TO BE REMOVED"
	DENOTES EXISTING INDEX CONTOURS		DENOTES MONUMENT FOUND
	DENOTES SPOT ELEVATION (EXISTING GRADE)		DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE		ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTHERLY LINE OF LOT 8 TO HAVE AN ASSUMED BEARING OF S 56°00' 00" W.
	DENOTES EXISTING GROUND TRANSFORMER		

Proposed additions

SCHUETZ TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,157	6,937	16.7%
Deck (includes deck shed)	263	6,937	6.2%
Concrete	504	6,937	7.3%
Total	2,024	6,937	29.2%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Buildings	1,140	6,937	16.4%
Deck	8	6,937	0.1%
Concrete	207	6,937	3.0%
Proposed Concrete	149	6,937	2.1%
Proposed Additions	516	6,937	7.5%
Total	2,022	6,937	29.1%

Net Area = Area above OHW

KERFELD TRACT

IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck (includes deck shed)	236	6,197	3.8%
Favers & Concrete	835	6,197	13.5%
Total	2,232	6,197	36.0%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Building	1,161	6,197	18.7%
Deck	121	6,197	2.0%
Favers & Concrete	525	6,197	8.5%
Proposed Addition	416	6,197	6.7%
Total	2,223	6,197	35.9%

Net Area = Area above OHW

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 [DATE].
- Zoning for subject tract = "Medium Density Residential (R-2)".
- Parcel ID of subject parcel: 10210840 & 10210839.
- The E911 address of subject parcel: 29853 Shoreview Lane & 29845 Shoreview Lane.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
- Property is in "Zone X" and "Zone A" as per the FIRM, Flood Insurance Rate Map. "Zone A" definition: Areas of 100-year flood base elevations and flood hazard factors not determined. "Zone X" definition: Areas of minimal flooding.
- 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.



PELICAN LAKE

GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1206.43 ON 12-1-2021

ORDINARY HIGH WATER ELEVATION = 1207.4

BENCHMARK: ZERO GAUGE READING AT DAM, AT THE INTERSECTION OF CR 11 AND THE CHANNEL BETWEEN PELICAN LAKE AND OSSAWINNAMAKEE LAKE, HAS AN ELEVATION = 1205.28 PER MNDNR

BASED ON NGVD 29 DATUM

KERFELD TRACT

TOTAL AREA =
6,311 SQ. FT. ± / 0.1 ACRES ±
AREA ABOVE OHW =
6,197 SQ. FT. ± / 0.1 ACRES ±

SCHUETZ TRACT

TOTAL AREA =
7,018 SQ. FT. ± / 0.2 ACRES ±
AREA ABOVE OHW =
6,937 SQ. FT. ± / 0.2 ACRES ±



HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 7-17-2024
LIC. NO. 41002

REVISIONS		BY
DATE	DESCRIPTION	DATE
7-17-2024	revised layout	

DATE	SCALE	VERT.	NONE
6-12-2024	1"=10'		

PROJECT NO.	FILE NAME	PROJECT	BOOK	TG.
21366-1	C21366-1.dwg			

PROJECT MANAGER	CHECKED BY	DRAWN BY	RJF
PAT	PAT		

CERTIFICATE OF SURVEY	SHEET
Mike Schuetz 13723 Garden Ave. Glencoe, MN 55336	1 OF 1

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LEGEND

- ⊕ DENOTES EXISTING SATELLITE
- x — x — DENOTES EXISTING FENCE LINE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING PAVING STONES
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EDGE OF EXISTING RIP-RAP
- 1208— DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210— DENOTES EXISTING INDEX CONTOURS
- X 1234.5 DENOTES SPOT ELEVATION (EXISTING GRADE)
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- ⊕ DENOTES EXISTING GROUND TRANSFORMER
- ⊕ DENOTES EXISTING GAS METER
- ⊕ DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
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- ⊕ DENOTES EXISTING SANITARY SEWER MANHOLE
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- (TBR) DENOTES "TO BE REMOVED"
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No 41002

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Concrete to be Removed

SCHUETZ TRACT

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TOTAL AREA =
7,016 SQ. FT. ± / 0.2 ACRES ±
AREA ABOVE OHW =
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CHANNEL BETWEEN PELICAN LAKE AND
OSSAWINNAMAKEE LAKE, HAS AN ELEVATION
= 1205.28 PER MNDNR

BASED ON NGVD 29 DATUM

30206 Rasmussen Road
Suite 1
P.O. Box 874
Pequot Lakes, MN 56472
218-568-4040
www.stonemarksurvey.com



HEREBY CERTIFY THAT THIS SURVEY IS AN ACCURATE AND
RELIABLE REPRESENTATION OF THE LAND DESCRIBED
AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 7-17-2024

BY: [Signature]

REVISIONS

DESCRIPTION

DATE

DATE: 6-12-2024

SCALE: 1"=10'

PROJECT No.: 21366-1

FILE NAME: C21366-1.dwg

PROJECT MANAGER: Mike Schuetz

CHECKED BY: PAT

DRAWN BY: R/J

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