

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 Southeastly 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): 1012700007Y009

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 Southeastly 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		(TBR) 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	5.2%
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	518	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.)
Buildings	1,161	6,197	18.7%
Deck (includes deck shed)	236	6,197	3.8%
Pavers & Concrete	835	6,197	13.5%
Total	2,232	6,197	36.0%

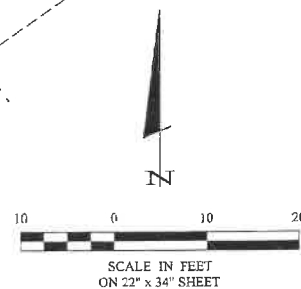
### IMPERVIOUS CALCULATIONS

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%
Pavers & 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.



**SCHUETZ TRACT**  
TOTAL AREA =  
7,016 SQ. FT. ± / 0.2 ACRES ±  
AREA ABOVE OHW =  
6,937 SQ. FT. ± / 0.2 ACRES ±

## 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 ±

30006 Ramussen Road  
Suite 1  
P. O. Box 874  
Pegot Lakes, MN 56472  
218-568-0440  
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION OR  
STATEMENT OF WORK 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.  
  
PATRICK A. THORNTON, P.E.  
DATE: 7-18-2024 LIC. NO. 41002

DATE	REVISIONS	DESCRIPTION	BY	DATE
7-18-2024	1	Initial layout	PAT	

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

PROJECT NO.: 21366-1  
FILE NAME: C21366-1.dwg  
FIELD BOOK: BOOK  
DRAWN BY: RIF

CHECKED BY: PAT  
PROJECT MANAGER: PAT

CERTIFICATE OF SURVEY

Mike Schuetz  
13723 Garden Ave.  
Glencoe, MN 55336

SHEET  
1 OF 1



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30206 Resurvey Road Suite 1 P. O. Box 874 Pelican Lake, MN 56472 218-568-0940 www.stonemarksurvey.com		DATE: 7-17-2024 BY: Patrick A. Schuetz LUC. NO. 41002
DATE: 6-12-2024 SCALE: 1"=10' BOOK: C2156-1.dwg DRAWN BY: PAT CHECKED BY: PAT PROJECT MANAGER: PAT	REVISIONS DESCRIPTION DATE 1-12-2024 revised layout	CERTIFICATE OF SURVEY SHEET 1 OF 1 Mike Schuetz 13723 Garden Ave. Glencoe, MN 55336