



8319 County Road 11  
Breezy Point, MN 56472  
Phone: (218) 562-4093  
Fax: (218) 562-4486  
[www.cityofbreezypointmn.us](http://www.cityofbreezypointmn.us)

Received by City: 7/18/2024  
Application Number: V-24-007  
Non-refundable Fee Paid: 250  
Receipt #: 23567

## Variance Application

Name of Applicant Mike and Fonda Schuetz  
Address 29853 Shoreview Ln  
City, State, Zip Breezy Point, MN 56472  
Phone 320-282-4735 Alternate Phone 320-510-3289

Physical Address / Location of Property 29853 Shoreview Ln, Breezy Point, MN 56472

Legal Description of Property Lot 7 and part of lot 8, seventeenth addition to Breezy Point Estates, section 21, township 136 north, range 28 West, Crow Wing County, Minnesota.

Parcel ID Number 10127000007Y009 Zoning District \_\_\_\_\_

Applicant is: Title Holder of Property (if different than applicant):  
☒ Legal Owner of Property Name \_\_\_\_\_  
☐ Contract Buyer Address \_\_\_\_\_  
☐ Option Holder City, State, ZIP \_\_\_\_\_  
☐ Agent Phone \_\_\_\_\_  
☐ Other \_\_\_\_\_

State the nature of your request in detail. What are you proposing for your property?  
We are requesting to add additional garage space, main floor dining space, bedrooms above the garage space, and extending the upstairs master bedroom over the additional dining space.

Signature of Owner, authorizing application Mike Schuetz & Fonda Schuetz  
(By signing, the owner is certifying that he/she has read and understands the instructions accompanying this application.)

Signature of Applicant (if different than owner) \_\_\_\_\_  
(By signing, the applicant is certifying that he/she has read and understands the instructions accompanying this application.)

**\*By signing above, I acknowledge that I understand that I am responsible for all fees incurred by the City as a result of professional services provided by the City Engineer, City Attorney, and other contracted agencies in reviewing my application.\***

**APPLICANTS, PLEASE NOTE:** Pursuant to the Breezy Point Zoning Ordinance, the applicant should be prepared to explain the unique situation on the property that requires the proposed variance. The Zoning Ordinance defines a hardship as the follows: "A hardship exists if the property in question cannot be reasonably utilized under the conditions allowed by the official controls, if the plight of the landowner is due to circumstances unique to the property"

and not of his own making, and the variance (if granted) would not alter the essential character of the locality. Economic considerations alone shall not constitute a hardship as reasonable use of utilization of the property exists under the terms of the Ordinance.”

**The following questions must be answered.**

1. What changes are you proposing to make to this property?

Building: Additional garage, dining and bedroom space

Landscaping: Remove concrete, fireplace, kennel, and decking to meet the existing percentage of impervious

Parking/Signs: N/A

2. What are the unique circumstances of the property (parcel size, shape, topography, or other characteristics not created by the landowner) that make strict interpretation of the Ordinance impractical?

The existing garage was not built within current setback guidelines.

3. How is granting this variance consistent with the intent of the City of Breezy Point Zoning Ordinance?

our request does not exceed the current impervious percentage: we would maintain the current setbacks and are not asking for anything additional.

4. How will **reasonable** use of the property be deprived if the variance is not granted?

We have made this our permanent home. If the variance is not granted, the property lacks appropriate parking, sleeping, and dining accommodations.

5. What other options, either conforming or non-conforming, have been considered and why were those options not chosen?

Due to the unique nature of this multi-family home, many ideas were discussed. We believe we have come up with a plan that works for both families while also being respectful of the land, neighbors, and current setbacks.

6. Describe the impact on the use and enjoyment of other property in the immediate vicinity. If there is no impact, explain why.

There would be no negative impact on the other properties as our setback would not need to be amended.

7. Describe the character of the area and the existing patterns and uses of development in the area. How is this proposal consistent with those patterns and uses?

There is a combination of primary and secondary residences in the surrounding area. Since we have chosen to make this our

primary residence, these changes would blend well in our immediate community.

8. Discuss any environmental limitations of the site or the area that limit building in other areas.

The impervious percentage limits us to the amount of building on our property.

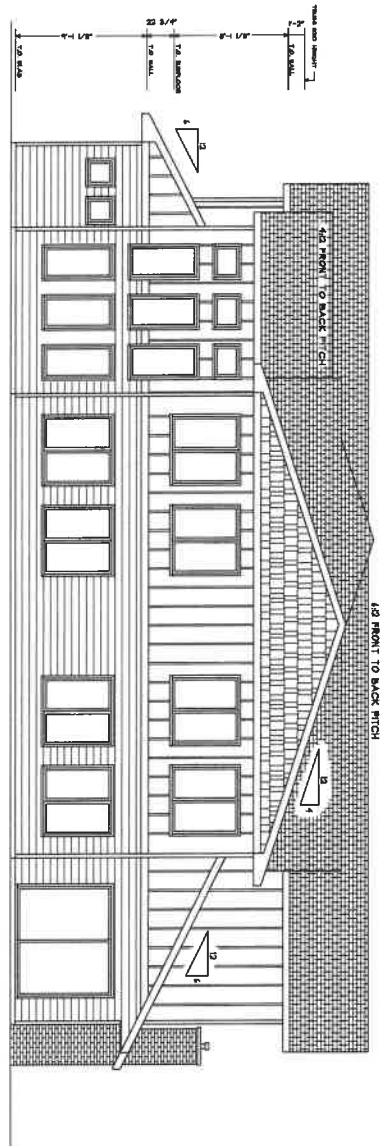
9. Please include any other comments pertinent to this request.

The revisions to the structure would not impact the current drainage on the property: the existing grade slopes away from the lake, and the sandy soil provides sufficient conditions to manage abnormal weather events. Our renovations would also allow for ease of snow removal in the event of a very harsh winter.

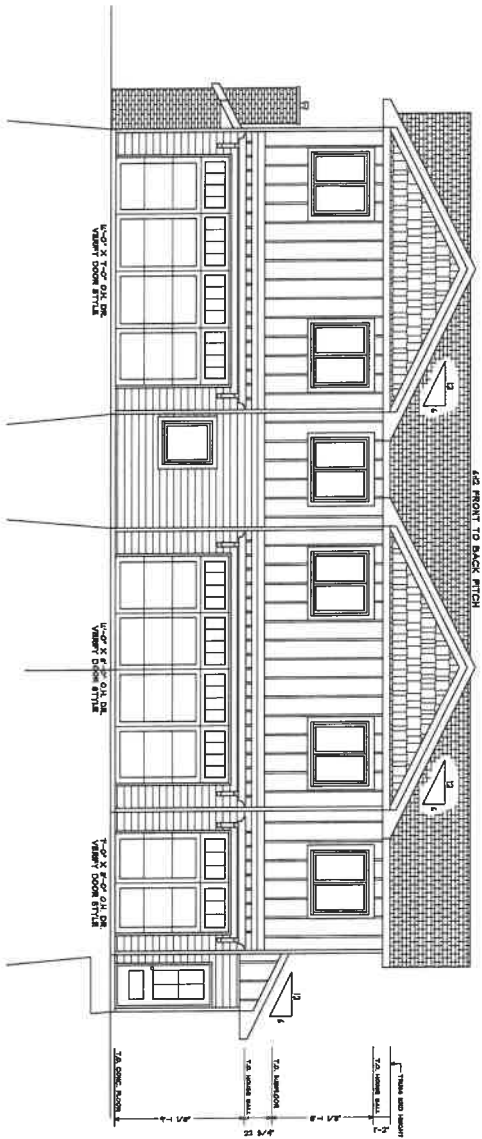
## INSTRUCTIONS TO THE APPLICANT

Completed applications, with *all* submittal requirements, must be submitted to the Planning & Zoning Department no fewer than **25 days** prior to the meeting date. In order for your application to be accepted as complete, and to have a public hearing scheduled, the following

- ✓ 1. This application must be completed, including responses to all parts of this application.
- ✓ 2. The required fee must be paid. See fee schedule for details.
- ✓ 3. Certificate of Survey with the following information, as a minimum, unless waived by the Planning Commission / Board of Adjustment.
  - ✓ Legal description of the site.
  - ✓ Site plan, prepared by a licensed surveyor, showing parcel and existing structure dimension, water features, and 10 foot contour lines (smaller contour lines may be required if deemed necessary by the Planning Department, Planning Commission, or City Council).
  - ✓ Location of all structures and their square footage.
  - ✓ Existing and proposed curb cuts, driveways, access roads, turn-arounds, parking including RV, boat and additional vehicle storage, off-street loading, and sidewalks. Size and type of surface should also be included.
  - ✓ Proposed landscaping and screening plans: garbage dumpsters, areas preserved in natural state including buffer areas, areas to be developed into lawn (grass), areas to be covered by woodchips or mulch, garden areas, shrubbery, types, size, age, and number of proposed trees and their locations, exterior lighting to be proposed including location and type, any other items deemed appropriate.
  - ✓ Square footage of all impervious coverage. Impervious coverage includes the horizontal area of all buildings, decks, roof overhangs, patios, walks, driveways, and any other parking areas and drives constructed of any material.
  - ✓ Proposed drainage plan.
  - NA Proposed and existing sanitary sewer and water supply plans with estimated usages on peak day.
  - NA Soils data showing capability for building and on-site sewage treatment.
  - ✓ Existing iron pipe boundary monuments marked with proof of survey.
  - NA Approximate location of any proposed signs (if applicable).
- ✓ 4. Color scheme for all existing and proposed structures.
- NA 5. Outside storage proposal.
- ✓ 6. Elevation plans for all existing and proposed structures.



2 REAR ELEVATION  
SCALE 1/4" = 1'-0"



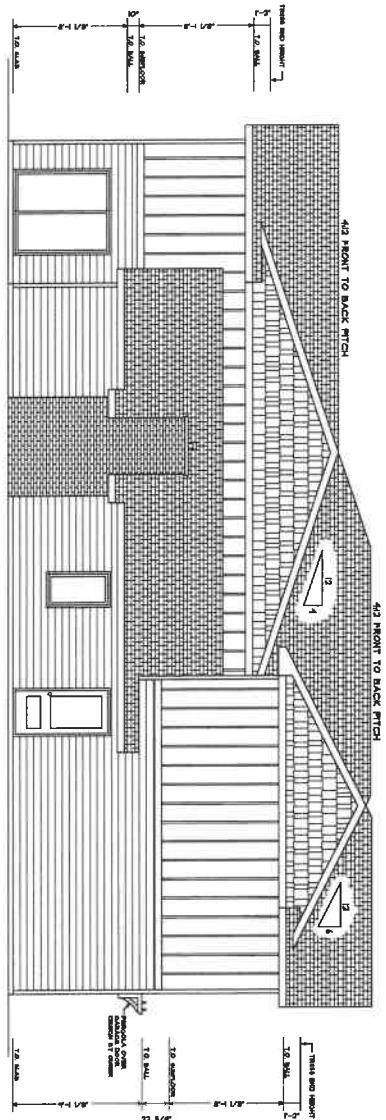
1 FRONT ELEVATION  
SCALE 1/4" = 1'-0"

**DISCLAIMER  
OF  
WARRANTIES**  
The undersigned hereby certifies that the plans and specifications herein were prepared by him or her or under his or her direct supervision and to the best of his or her knowledge and belief they comply with all applicable laws, ordinances, rules and regulations of the State of Minnesota and the County of Hennepin, Minnesota, and that he or she is not providing any false or misleading information in connection with the preparation of these plans and specifications.

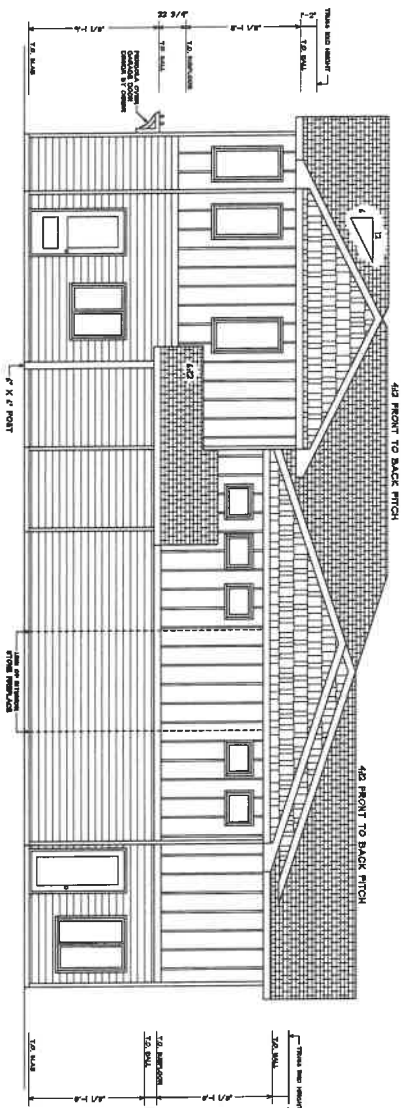
KERFELD / SCHUETZ  
SHOREVIEW LANE  
BREEZY POINT, MN.

OWNER	KERFELD / SCHUETZ
DESIGNER	BREEZY POINT, MN.
DATE	3/7/2024
BY	DS
FOR	DS
REVISION	
NO.	
DATE	
BY	
FOR	

POOR / REAR ELEVATION



2 LEFT ELEVATION  
SCALE 1/4" = 1'-0"



1 RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

**DISCLAIMER OF WARRANTIES**  
The undersigned warrants that the plans and specifications herein were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly licensed professional engineer or architect in the State of Minnesota. The undersigned warrants that the plans and specifications herein were prepared in accordance with the best of the undersigned's knowledge and belief, and that the undersigned is not aware of any facts or circumstances which would render the plans and specifications herein inaccurate or misleading. The undersigned warrants that the plans and specifications herein were prepared in accordance with the best of the undersigned's knowledge and belief, and that the undersigned is not aware of any facts or circumstances which would render the plans and specifications herein inaccurate or misleading.

KERFELD / SCHUETZ  
SHOREVIEW LANE  
BREEZY POINT, MN.

OWNER	KERFELD / SCHUETZ
DESIGNER	KERFELD / SCHUETZ
DATE	3/1/2024
BY	1/18/2024
PROJECT	2-6
NOT/LEFT ELEVATION	

MAIN FLOOR	1120 SQ. FT.
UPPER LEVEL	1196 SQ. FT.
TOTAL	2316 SQ. FT.

1  
MAIN LEVEL  
SCALE 1/4" = 1'-0"

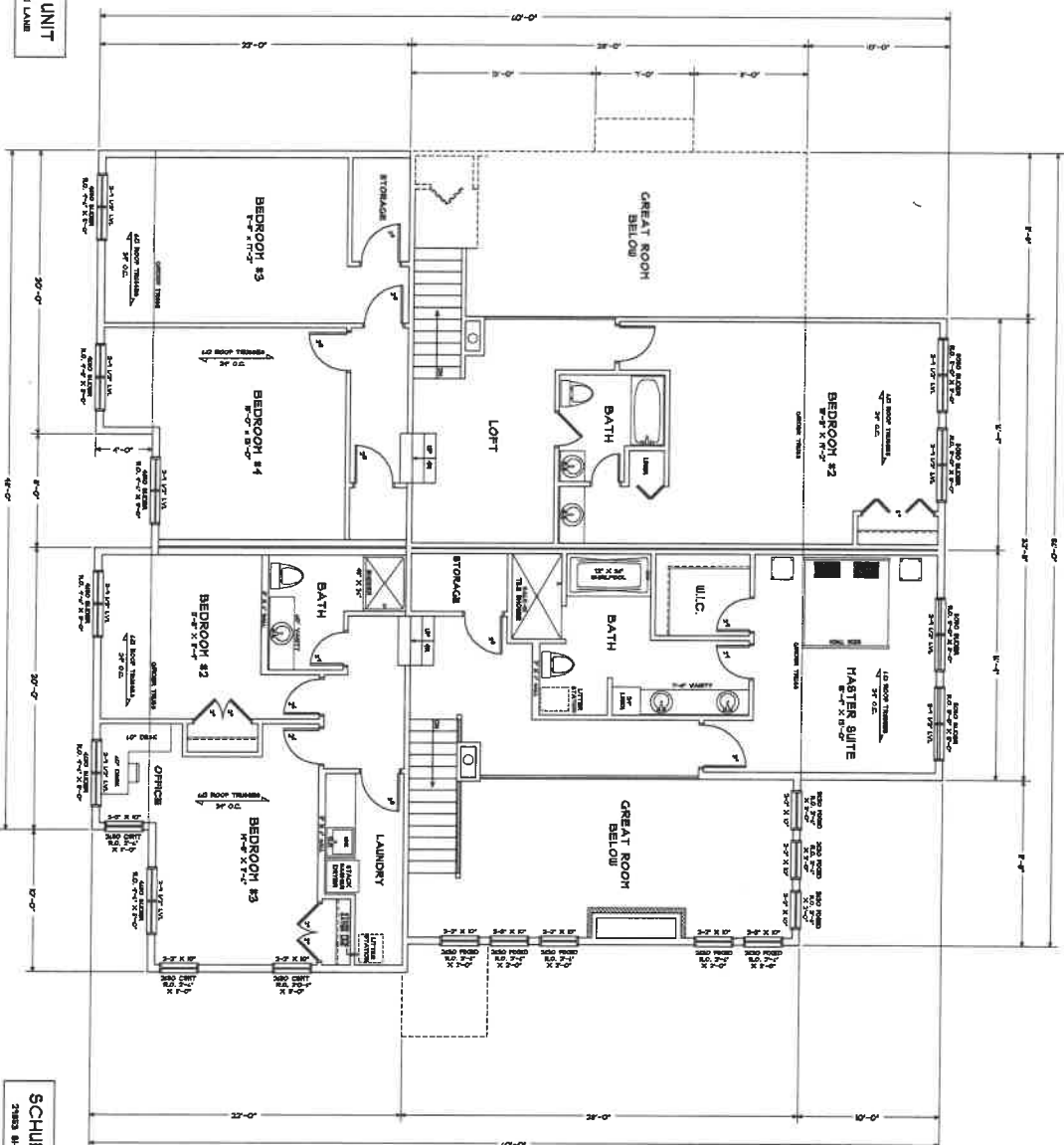


MAIN FLOOR	983 SQ. FT.
UPPER LEVEL	1271 SQ. FT.
TOTAL	2260 SQ. FT.

1  
MAIN LEVEL PLAN  
SCALE 1/4" = 1'-0"

**DISCLAIMER  
OF  
WARRANTIES**

The above financial forecasts were prepared for the use of the Commission and are not intended to be relied upon by any other persons and are not to be construed as a recommendation or an offer to sell or a solicitation of an offer to buy any securities. The Commission does not warrant the accuracy or completeness of the information contained in the forecasts, and the Commission does not accept any liability for any loss or damage arising from the use of the forecasts. The forecasts are based on the information provided to the Commission by the issuer, and the Commission does not accept any liability for any loss or damage arising from the use of the forecasts. The forecasts are based on the information provided to the Commission by the issuer, and the Commission does not accept any liability for any loss or damage arising from the use of the forecasts.



1  
 SCALE 1/4" = 1'-0"  
 UPPER FLOOR PLAN

1  
 SCALE 1/4" = 1'-0"  
 UPPER FLOOR PLAN

KERFELD / SCHUETZ  
 SHOREVIEW LANE  
 BREEZY POINT, MN.

**DISCLAIMER OF WARRANTIES**  
 The undersigned hereby warrants that the information contained herein is true and correct to the best of their knowledge and belief. The undersigned further warrants that the information contained herein is not intended to be used for any purpose other than the purpose for which it was prepared. The undersigned disclaims any liability for any damages, including consequential damages, arising from the use of the information contained herein.



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 Southeastern 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 Southeastern 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 BASED ON NGVD 29 DATUM
	DENOTES EDGE OF EXISTING RIP-RAP		(TBR) DENOTES "TO BE REMOVED"
	DENOTES EXISTING INTERMEDIATE CONTOURS		DENOTES MONUMENT FOUND
	DENOTES EXISTING INDEX CONTOURS		DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002
	DENOTES SPOT ELEVATION (EXISTING GRADE)		
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE		
	DENOTES EXISTING GROUND TRANSFORMER		

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.

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)	363	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.)
Building	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%

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Total	2,223	6,197	35.9%

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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 ±



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR  
STATEMENT OF WORK WAS PREPARED BY ME OR UNDER MY  
SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL LAND  
SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Patricia A. Trotter*  
PATRICIA A. TROTTER, L.S. #41002  
DATE: 7-17-2024 LIC. NO. 41002

REVISIONS	DESCRIPTION	DATE
	revised layout	7-17-2024

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

PROJECT No.:	21356-1
FILE NAME:	C21356-1.dwg
FILE PATH:	
PROJECT MANAGER:	BJF

CHECKED:	PAT
DRAWN BY:	BJF

CERTIFICATE OF SURVEY	Mike Schuetz 13723 Garden Ave. Glencoe, MN 55336
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SHEET	1 OF 1
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CE	Mike S	Glenn
HEET	13723	
1	OF	1



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File Number: 2006811

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	DENOTES EDGE OF EXISTING CONCRETE		DENOTES EXISTING SANITARY SEWER MANHOLE
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	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		

= concrete/decking to be removed.

## SCHUETZ TRACT

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- National Wetland Inventory Report shows no wetlands within subject property.

30206 Resurrection Road  
Suite 1  
P. O. Box 874  
Pelican Lake, MN 56472  
218-568-0940  
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION OR MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Patrick A. Schuetz*  
PATRICK A. SCHUETZ, P.E.  
DATE: 7-17-2024  
LIC. NO. 41002

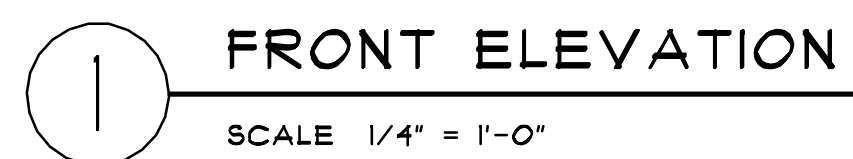
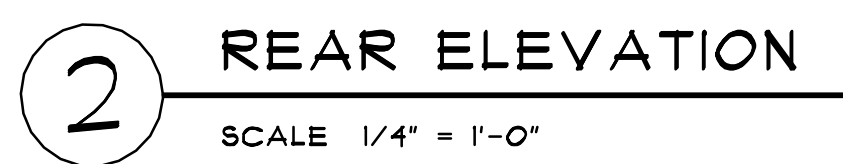
REVISIONS	DESCRIPTION	DATE
1	revised layout	7-17-2024

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

PROJECT NO.:	21366-1
FILE NAME:	C21366-1.dwg
DRAWN BY:	PAT
CHECKED BY:	
DATE:	

PROJECT MANAGER:	PAT
DRAWN BY:	PAT
CHECKED BY:	
DATE:	

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



FRONT/REAR ELEVATION