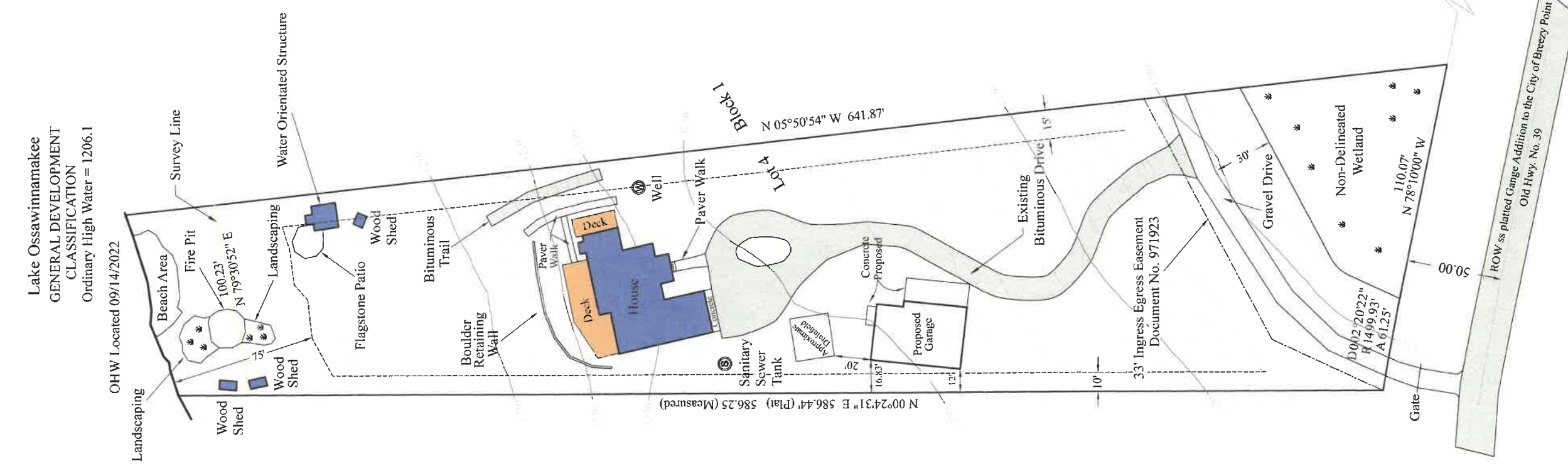


Legend

- Found Survey Monument



Certificate of Survey

Part of Lot 4 Block 1 GANGE ADDITION TO BREEZY POINT
 Section 02 Township 136 North Range 28 West
 Crow Wing County, Minnesota

Trustees Deed
 Document No. 995456

Exhibit A

That part of Lot Four (4), Block One (1), Gange Addition to Breezy Point, lying Westerly of the following described line: Commencing at the Southeast corner of said Lot 4 and assuming the East line thereof bears North 0 degrees 24 minutes 31 seconds East, thence North 78 degrees 10 minutes 00 seconds West along the Southerly line of said Lot 4 a distance of 160.00 feet to the point of beginning of the line to be herein described; thence North 5 degrees 50 minutes 54 seconds West 683 feet, more or less, to the shoreline of Ossawinnamakee Lake and said line there terminating.

ABSTRACT PROPERTY

Planning & Zoning Information

Medium Density Residential (R-2)

Minimum Lot Area 20,000 Sq. Ft.

Minimum Width at Lakeshore & Building Setback 100'

Minimum Roadway Frontage on Public Road 33'

Structure setbacks:

- a) Lake Setback 75'
- b) Side yard Setback 10' & 15'
- c) City Roadway 30'
- d) Driveway 5'
- e) Wetland 30'

Existing Impervious Surface Area

Existing House	2,475 sq. ft. +/-
Existing Wood Sheds	414 sq. ft. +/-
Existing Water Orientated Structure	180 sq. ft. +/-
Existing Decks	922 sq. ft. +/-
Existing Concrete	88 sq. ft. +/-
Existing Paver Walkway/Patios	379 sq. ft. +/-
Existing Bituminous Drive	5,365 sq. ft. +/-
Existing Gravel Drive	1,808 sq. ft. +/-
Total Existing Impervious Surface Area	11,631 sq. ft. +/-

Total Existing Impervious Area = 11,631 sq. ft. = 14%
 Total Existing Lot Area = 85,246 sq. ft.

Proposed Impervious Surface Area

Existing House	2,475 sq. ft. +/-
Existing Wood Sheds	414 sq. ft. +/-
Existing Water Orientated Structure	180 sq. ft. +/-
Existing Decks	922 sq. ft. +/-
Existing Concrete	88 sq. ft. +/-
Existing Paver Walkway/Patios	379 sq. ft. +/-
Existing Bituminous Drive	5,365 sq. ft. +/-
Existing Gravel Drive	1,808 sq. ft. +/-
Proposed Concrete	433 sq. ft. +/-
Proposed Garage Structure	1,465 sq. ft. +/-
Total Proposed Impervious Surface Area	13,529 sq. ft. +/-

Total Existing Impervious Area = 13,529 sq. ft. = 15.9%
 Total Existing Lot Area = 85,246 sq. ft.

Note:

- No underground utilize have been provided for purposes of this survey.
- No wetlands have been identified by Certified Wetland Delineator for purposes of this survey.
- No Bluff are contained within the boundaries.
- No Title Commitment, Title Opinion, Abstract Documents have been provided for this survey.
- The survey was completed to the existing deed or record Document No. 995456
- Topographic Contours 2' Intervals Provided by MN Topo (NGVD 1983 Datum)

Parcel Identification Number: 10020727

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF GOVERNMENT LOT 2 TO HAVE AN ASSUMED BEARING OF S 89° 29' 57" E



Revised 05/11/26	Revised structure dimensions, impervious surface, structure setback, dimensions
Revised 04/29/26	Revised structure placement
Revised 04/22/26	Revised Parcel Identification Number
Revised 04/21/26	Proposed Structure, structure, drainage, location, proposed impervious surface

John J. Hines
 Signature
 John J. Hines Jr., Registration No. 1854
 I hereby certify that this survey was completed by me, or under my direct supervision and that I am a duly-licensed Land Surveyor of the State of Minnesota.

Certificate of Survey
 Prepared For: Moshbucker Revocable Trust
 DATE: 10/09/2025
 SCALE: 1" = 90'
 PROJECT NO. 25-031

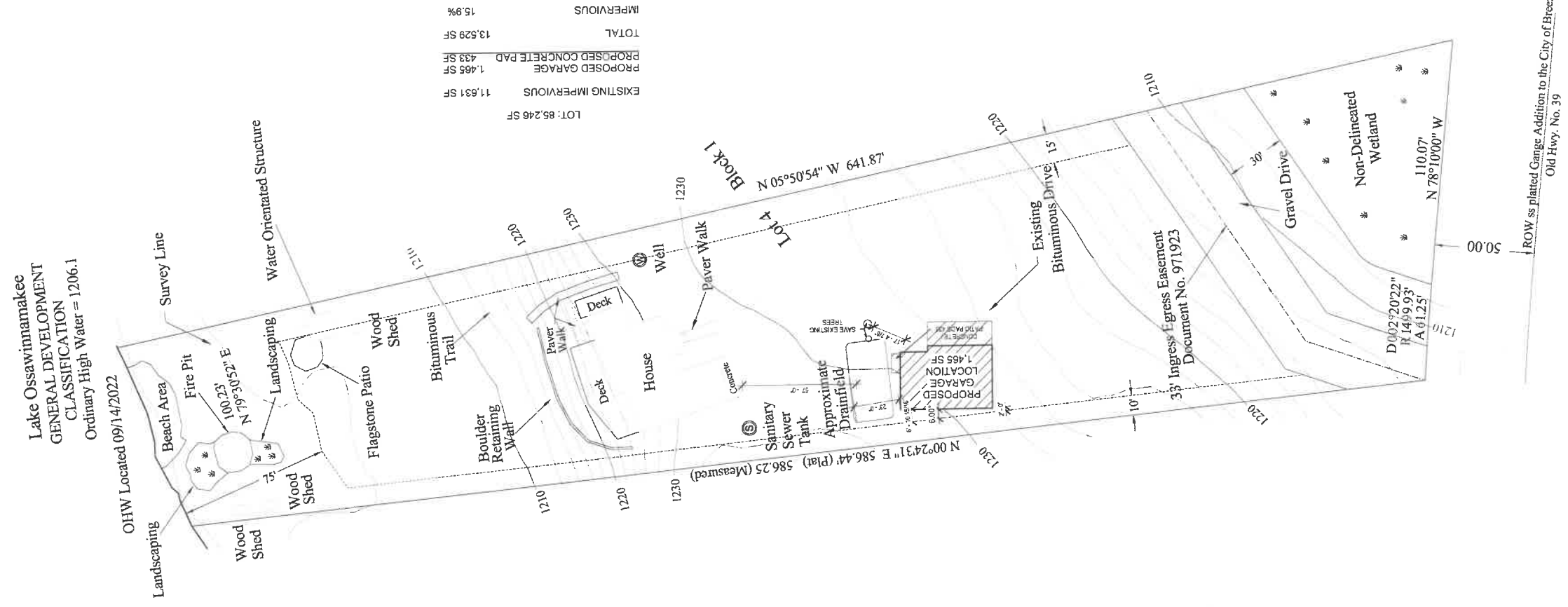
REVISIONS

MOSBRUCKER GARAGE - REIMAGINED
 MOSBRUCKER, BARRY + BECKY
 11180 OLD CTY RD 39, BREEZY POINT - LAKE OSSAWINNAMAKEE
 ARCHITECTURAL SITE PLAN

DRAWN BY: ECO
 CHECKED BY: MWS
 DATE: 5.5.26

A0.1

PROPERTY OF WES HANSON BUILDERS, INC.



1 SITE PLAN
 1" = 30'-0"

ROW ss platted Garage Addition to the City of Breezy Point
 Old Hwy. No. 39