

# CERTIFICATE OF SURVEY

LOT 18, THE VALLEY OF CONTENTMENT,  
SECTION 2, TOWNSHIP 136, RANGE 28,  
CROW WING COUNTY, MINNESOTA

*Curtis.*



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE CROW WING COUNTY  
COORDINATE DATABASE; NAD83

ELEVATIONS ARE BASED ON THE NORTH  
AMERICAN VERTICAL DATUM OF 1988  
NAVD 88

### LEGEND

- DENOTES FOUND IRON MONUMENT
- ⊠ AC UNIT
- ⊙ WATER WELL
- ⊕ ELECTRIC POLE
- OHE — OVERHEAD ELECTRIC LINE
- LIQUID PROPANE (LP) TANK
- □ — FENCE - WOOD
- ⊙ CLEANOUT
- ⊙ MANHOLE
- ⊠ TELECOM PEDESTAL
- ⊕ GUY WIRE ANCHOR
- ▒ CONCRETE SURFACE
- ▒ PAVERS
- ▒ GRAVEL SURFACE
- ▒ LANDSCAPING
- ▒ GRAVEL SURFACE TO BE RESEDED

Existing Legal Description — According to Doc. No. 694413

Lot 18 Valley of Contentment

### SURVEY NOTES

1. Benchmark: Top of well Elev= 1218.06 NAVD 88
2. The E911 address of the subject property is: 10672 Hilltop dr. Breezy Point.
3. Property Identification Number: 10020643
4. Total Acreage: 19,633± sq.ft.
5. Lake Ossawinnamakee is classified as a general development lake according to the Crow Wing County Protected Waters inventory list.
6. The property is zoned medium density residential (R-2) according to the City of Breezy Point zoning map.
7. The building setback lines are shown according to the City of Breezy Point Zoning Ordinance and also according to the City of Breezy Point Planning and Zoning Department Staff.
8. This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
9. The utilities shown on this survey are according to observed evidence only. Width assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.

### IMPERVIOUS CALCULATIONS:

TOTAL AREA = 19,635± SQ.FT.

#### EXISTING CONDITIONS:

IMPERVIOUS COVERAGE = 8,568 SQ.FT.  
BUILDINGS = 2,198 SQ. FT.  
CONCRETE AND PAVERS = 698 SQ. FT.  
GRAVEL = 5,066 SQ. FT.  
RET. WALLS = 73 SQ.FT.  
DECKS = 533 SQ.FT.

**IMPERVIOUS PERCENTAGE = 43.6 %**  
(8,568 / 19,635 = 0.4364)

#### PROPOSED CONDITIONS:

IMPERVIOUS COVERAGE = 4,220 SQ.FT.  
BUILDINGS = 2,417 SQ. FT.  
CONCRETE AND PAVERS = 928 SQ. FT.  
GRAVEL = 737 SQ. FT.  
RET. WALLS = 73 SQ. FT.  
DECKS = 65 SQ.FT.

**IMPERVIOUS PERCENTAGE = 21.5 %**  
(4,220 / 19,635 = 0.2149)

### PROPOSED BUILDING DETAIL (SCALE 1"=10')

