

CERTIFICATE OF SURVEY

**PART OF LOT 97, EIGHTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA
TOTAL AREA = 28,806 SQ. FT. / 0.7 ACRES**

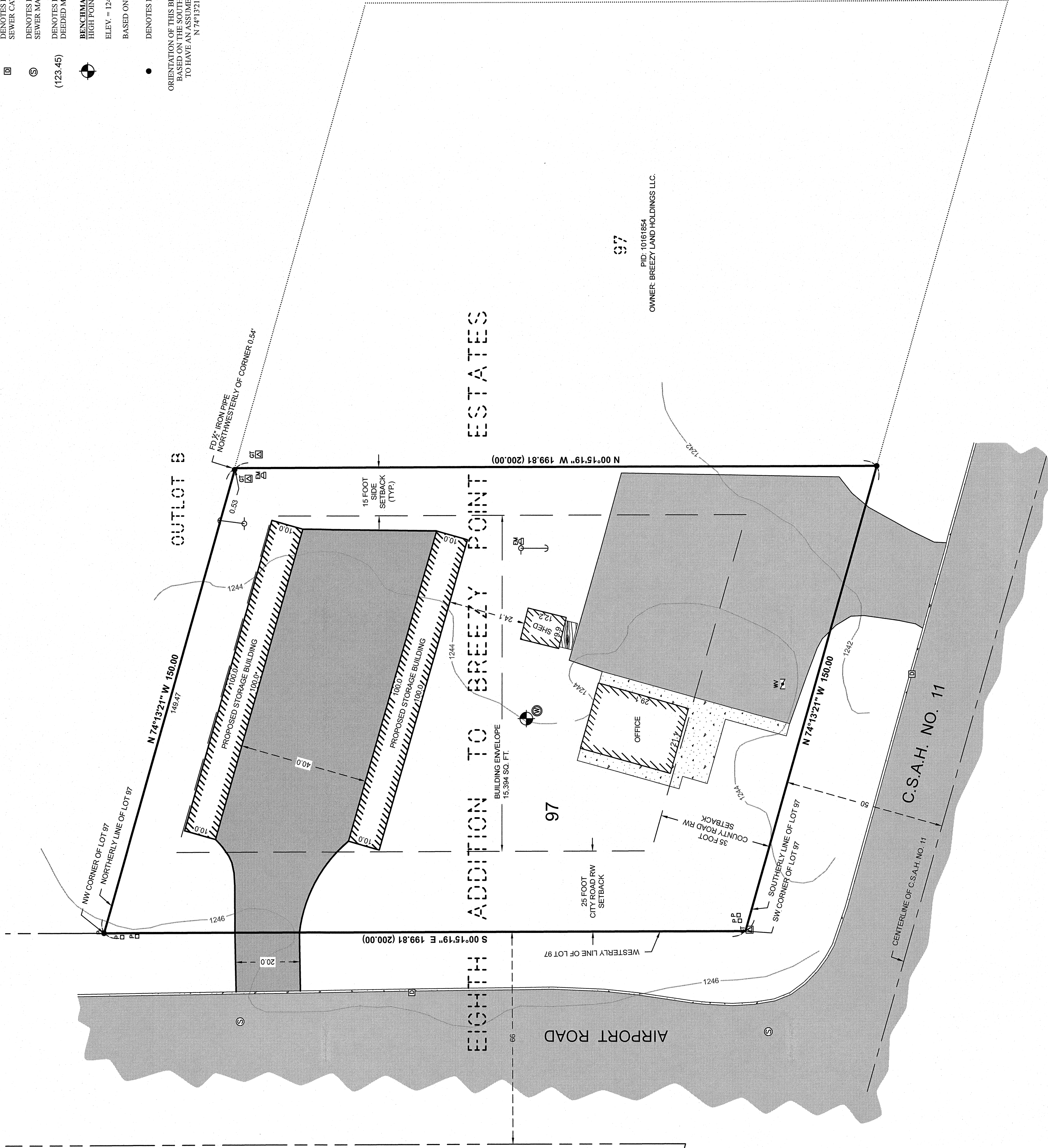
LEGAL DESCRIPTION PER DOC. NO. 264914

That part of Lot Ninety-seven (97) in EIGHTH 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 Crow Wing County, Minnesota, described as follows: Beginning at the Southwest corner of said Lot 97; thence Northerly a distance of 200 feet along the Westerly line of said Lot 97 to the Northwest corner thereof; thence Southeasterly along the Northerly line of said Lot for a distance of 150 feet; thence Southerly parallel with the Westerly line of said Lot a distance of 200 feet to the Southerly line of said Lot 97; thence Westerly along the Southerly line of said Lot 97 to the point of beginning. Except all minerals and mineral rights of record.

LEGEND

	DENOTES EDGE OF EXISTING BITUMINOUS
	DENOTES EDGE OF PROPOSED BITUMINOUS
	DENOTES EXISTING CONCRETE CURBING
	DENOTES EDGE OF EXISTING CONCRETE
	DENOTES EXISTING INTERMEDIATE CONTOURS
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE
	DENOTES EXISTING ELECTRIC METER
	DENOTES EXISTING GROUND TRANSFORMER
	DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EXISTING WELL
	DENOTES EXISTING BUTTERFAY VALVE, CHECK VALVE, & GATE VALVE
	DENOTES EXISTING STORM SEWER CATCH BASIN
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES PLAT AND/OR DEEDED MEASURE
	BENCHMARK: HIGH POINT OF WELL
	ELEV. = 1246.54
	DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 97 TO HAVE AN ASSUMED BEARING OF N 74°13'21" W



IMPERVIOUS CALCULATIONS

EXISTING	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Bituminous	5,208	28,806	18.1%
Total	6,587	28,806	22.9%

IMPERVIOUS CALCULATIONS

PROPOSED	IMPERVIOUS AREA (sq. ft.)	Net Area (sq. ft.)	Percent Impervious (sq. ft.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Proposed Storage Buildings (2)	9,852	28,806	34.2%
Total	11,031	28,806	38.3%

- NOTES:**
- Zoning for subject tract = Commercial
 - Parcel ID of subject parcel: 10161854
 - The E911 address of subject parcel: 8156 County Road 11
 - Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
 - Subject property is connected to the City of Breezy Point's sanitary sewer system.
 - There are no bluffs within the surveyed property.
 - National Wetland Inventory Report shows no wetlands within subject property.
 - 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.
 - Contour interval as shown = 2 feet. Based on NAVD 88 datum. Contours shown have been digitized from the Crow Wing County GIS site.

SHEET 1 OF 1	<p>CERTIFICATE OF SURVEY</p> <p>Coldwell Banker Realty ATTN: Chris Cullen 8156 County Road 11 Breezy Point, MN 56472</p>	<p>PROJECT NO.: 22092-1 CHECKED: CMH DRAWN BY: ICL</p>	<p>DATE: 4/17/2026 SCALE: 1" = 20' HORIZ: NONE VERT: NONE</p>	<p>REVISIONS DESCRIPTION BY DATE</p>
<p>PERMITS CERTIFY THAT THIS SURVEY IS AN APPLICATION OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <p style="text-align: right;"> CYNTHIA HIDDLE PE544881 DATE: 4/17/2026 LIC. NO. 44881 </p>				

30206 Rasmussen Road
Suite 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-4940
www.stonemarksurvey.com

SCALE IN FEET
ON 22" X 34" SHEET