

# CERTIFICATE OF SURVEY

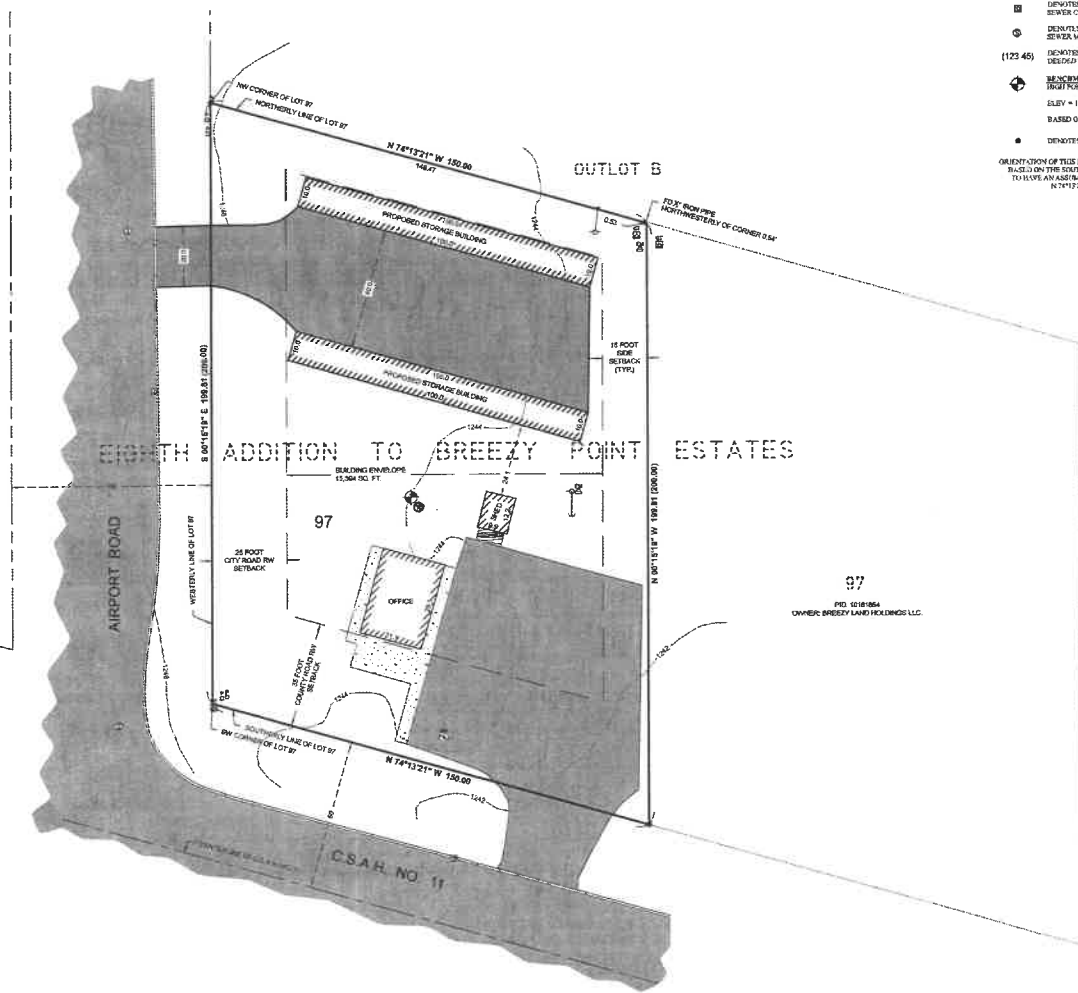
**PART OF LOT 97, EIGHTH ADDITION TO BREEZY POINT ESTATES,  
SECTION 16, TOWNSHIP 136 NORTH, RANGE 28 WEST,  
CITY OF BREEZY POINT, CROW WING COUNTY, MINNESOTA  
TOTAL AREA = 28,806 SQ. FT. / 0.7 ACRES**

### LEGAL DESCRIPTION PER DOC. NO. 264914

The part of Lot 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 interests and mineral rights of record.

### LEGEND

- DENOTES EDGE OF EXISTING SETBACKS
  - DENOTES EDGE OF PROPERTY SETBACKS
  - DENOTES EXISTING CONCRETE CURBING
  - DENOTES EDGE OF EXISTING CONCRETE
  - DENOTES EXISTING INTERMEDIATE CONTROLS
  - DENOTES EXISTING UTILITY POLE W/ GUY WIRE
  - DENOTES EXISTING ELECTRIC METER
  - DENOTES EXISTING GROUP TRANSFORMER
  - DENOTES EXISTING PHONE FEEDSTAB & FIBER BOX
  - DENOTES EXISTING WELL
  - DENOTES EXISTING BUTTERFLY VALVE CHECK VALVE & GATE VALVE
  - DENOTES EXISTING STORM SEWER CONNECTION
  - DENOTES EXISTING SANITARY SEWER MANHOLE
  - DENOTES PLAT AND/OR USED MEASURE
  - NON-CONFORMING TRIBUTORY OF ELEVATION
  - ELEVATION = 136.34
  - BASED ON NAVD 83 DATUM
  - DENOTES MONUMENT FOUND
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE SOUTH LINE OF LOT 97 TO HAVE AN ASSIGNED BEARING OF N 74°12'21" W

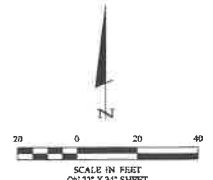


### NOTES:

1. Zoning for subject tract = Commercial
2. Parcel ID of subject parcel: 10181853
3. The 811 address of subject parcel: 8156 County Road 11
4. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
5. Subject property is connected to the City of Breezy Point's sanitary sewer system.
6. There are no fluids within the surveyed property.
7. National Wetland Inventory Report shows no wetlands within subject property.
8. Stovemark Land Surveying, Inc. has made no investigation or independent search for encumbrances of record, encroachments, restrictive covenants, ownership title evidence, or any other facts that an accurate and current site search may disclose.
9. Contour interval as shown is 2 feet. Based on NAVD 83 datum. Contours shown have been digitized from the Crow Wing County GIS file.

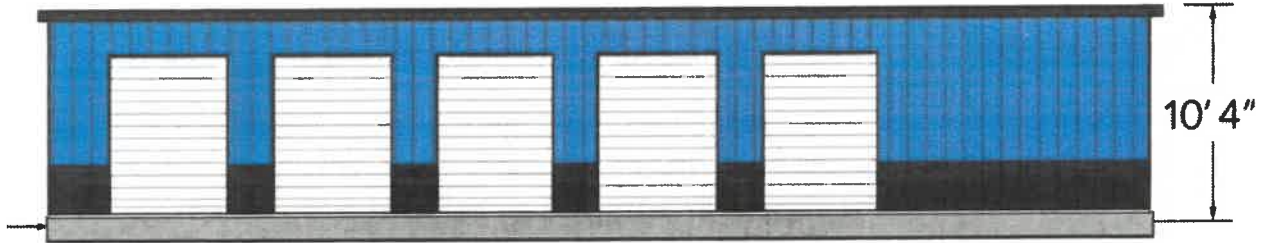
EXISTING	IMPERVIOUS AREA (SQ. FT.)	Net Area (SQ. FT.)	Percent Impervious (SQ. FT.)
Office	614	28,806	2.1%
Shed	121	28,806	0.4%
Deck	32	28,806	0.1%
Concrete	612	28,806	2.1%
Bitumens	5,208	28,806	18.1%
<b>Total</b>	<b>6,587</b>	<b>28,806</b>	<b>22.9%</b>

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	812	28,806	2.8%
Proposed Bitumens	9,860	28,806	34.2%
Proposed Storage Buildings (2)	2,000	28,806	6.9%
<b>Total</b>	<b>13,241</b>	<b>28,806</b>	<b>45.9%</b>

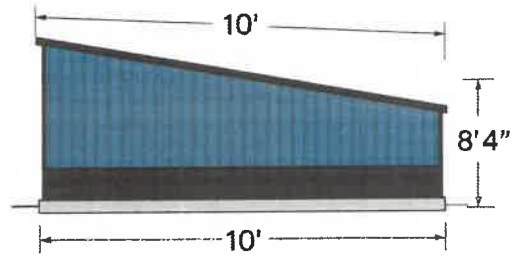
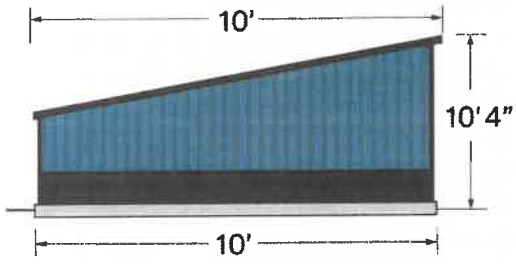


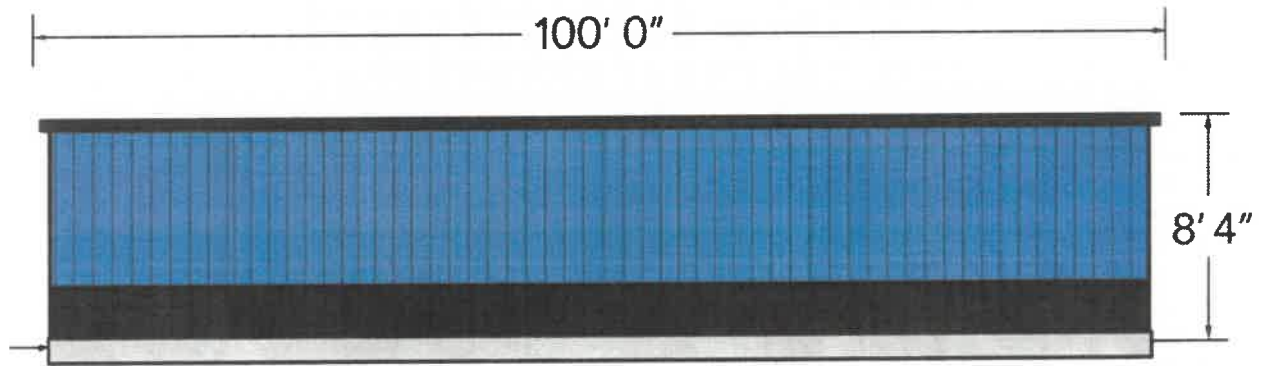
1 of 1	<b>CERTIFICATE OF SURVEY</b>	PROJECT MANAGER: CJRH	PROJECT No.: 23092-1	DATE: 4/1/2026	REVISIONS:	I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
	Coldwell Banker Realty ATTN: Chris Cullen 8156 County Road 11 Breezy Point, MN 56472	DRAWN BY: ECL	FILE NAME: C23092-1.DWG	SCALE: 1" = 20'	DATE: 4/1/2026	BY: <i>[Signature]</i>
		30206 Rossmore Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-8949 www.rossmoresurvey.com				

100' 0"

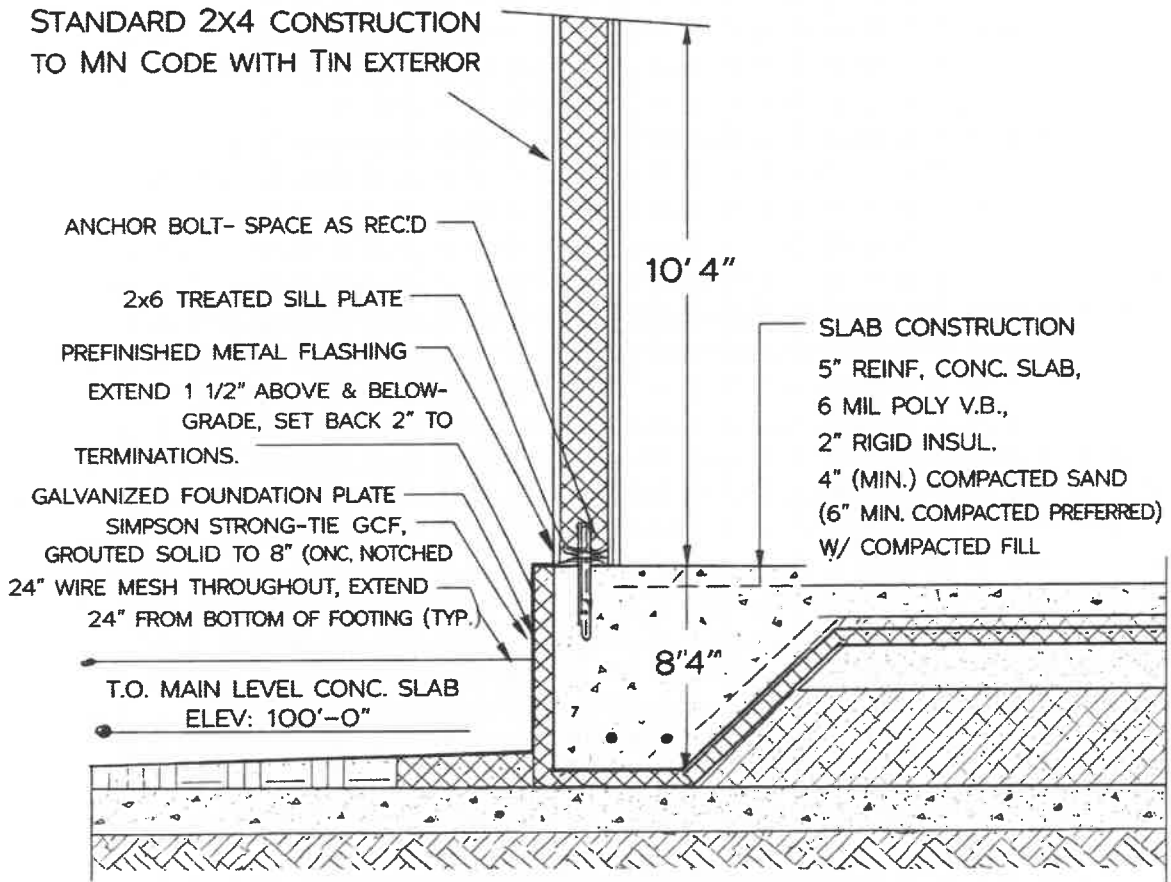


# Side Elevations





STANDARD 2X4 CONSTRUCTION  
TO MN CODE WITH TIN EXTERIOR



02

CONCRETE FTG. DETAIL

SCALE: 3/4" = 1'-0"