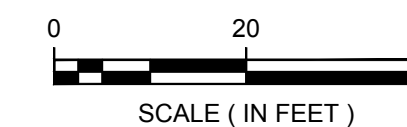


CERTIFICATE OF SURVEY

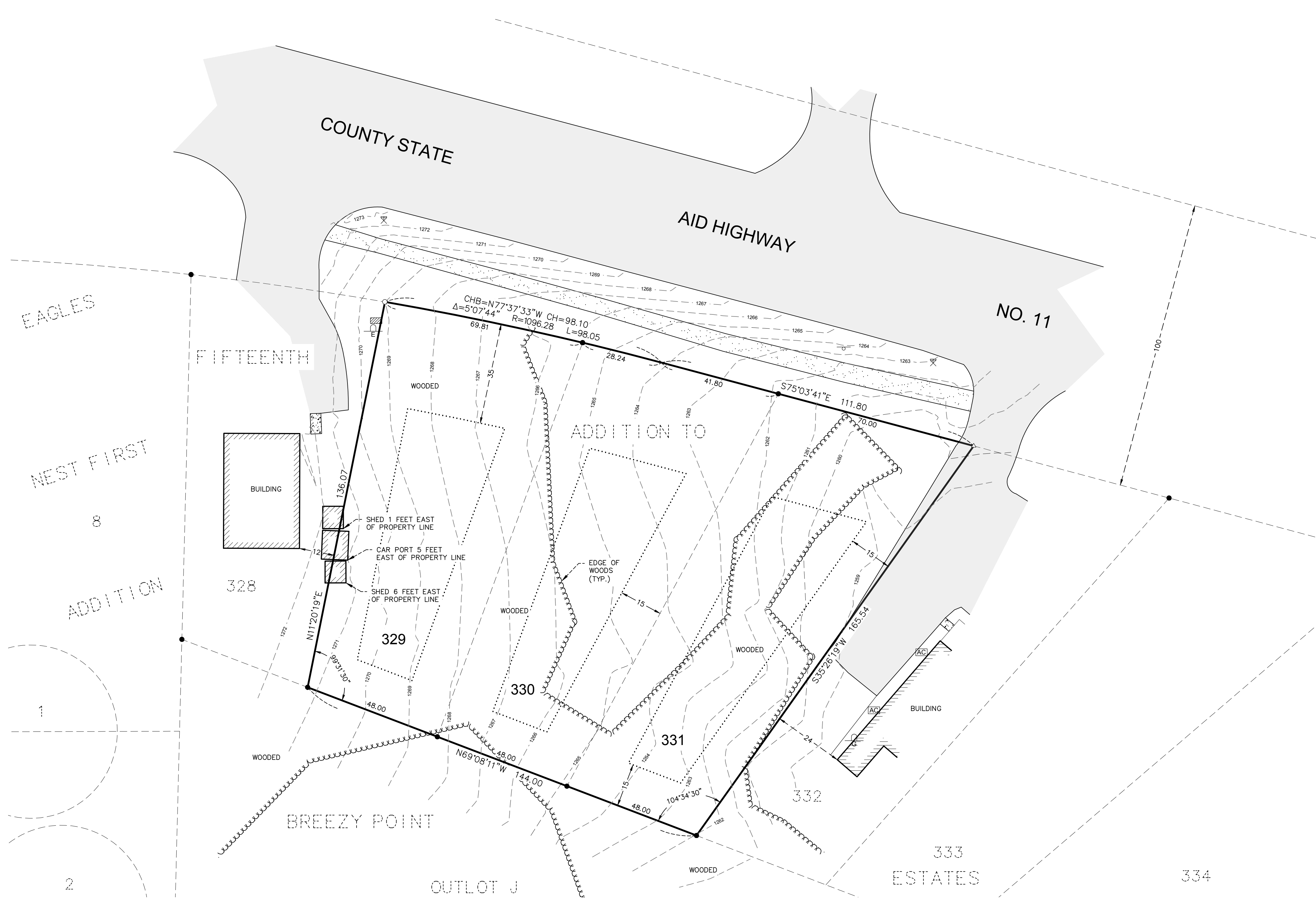
LOTS 329, 330, AND 331, FIFTEENTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136, RANGE 28,
CROW WING COUNTY, MINNESOTA



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

ELEVATIONS BASED ON NAVD88

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122
- △ = DENOTES SET PK NAIL
- △(C) = DENOTES AIR CONDITIONER
- ✕ = DENOTES MAILBOX
- ⊞ = DENOTES ELECTRIC TRANSFORMER
- ⊞(E) = DENOTES ELECTRIC METER
- ⊞(G) = DENOTES GAS METER
- ⊞(S) = DENOTES SIGN POST
- [Stippled] = DENOTES GRAVEL SURFACE
- [Dotted] = DENOTES CONCRETE SURFACE
- [Solid] = DENOTES BITUMINOUS SURFACE



SURVEYOR'S NOTES:

THERE IS NO ADDRESS LISTED FOR THE SUBJECT PROPERTY ON THE CROW WING COUNTY GIS INTERACTIVE MAPPING APPLICATION.

THE PARCEL NUMBERS FOR THE SUBJECT PROPERTIES ARE 10161586, 10161585, AND 10161584.

ACCORDING TO THE CITY OF BREEZY POINT ZONING MAP THE SUBJECT PROPERTIES ARE CURRENTLY LOCATED WITHIN THE COMMERCIAL ZONING DISTRICT.

ACCORDING TO THE CITY OF BREEZY POINT CODE OF ORDINANCES THE STRUCTURE SETBACKS FOR COMMERCIAL ZONED PROPERTIES (SEWERED) ARE AS FOLLOWS:
 COUNTY ROW-35 FEET CITY ROW-25 FEET
 SIDE-15 FEET REAR-15 FEET
 DRIVEWAY-20 FEET SIDE BETWEEN BUILDINGS-10 FEET

ACCORDING TO THE CITY OF BREEZY POINT PLANNER, IN ORDER TO AVOID SETBACKS FROM EACH PARCEL LINE, THE OWNER WOULD NEED TO CONSOLIDATE PARCELS 10161586, 10161585, AND 10161584 INTO ONE PARCEL. THIS PROCESS WOULD INCREASE THE BUILDABLE AREA.

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACIES OF THESE LOCATIONS. FURTHER LOCATION AND VERIFICATION ARE RECOMMENDED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THIS SURVEY IS BASED ON THE CROW WING COUNTY COORDINATE DATABASE NAD 83. ALTHOUGH THE EXISTING PLAT BEARINGS DIFFER FROM THE CROW WING COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE PLAT LINES.

PROPERTY AREAS:

TOTAL AREA OF 10161586 IS 8,274 SQ.FT. BUILDABLE AREA IS 2,464 SQ.FT.
 TOTAL AREA OF 10161585 IS 8,249 SQ.FT. BUILDABLE AREA IS 2,672 SQ.FT.
 TOTAL AREA OF 10161584 IS 9,098 SQ.FT. BUILDABLE AREA IS 2,760 SQ.FT.

EXISTING LEGAL DESCRIPTION (According to Document No. 271577):

Lots 330 & 331 Fifteenth 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 Crow Wing County, Minnesota.

EXISTING LEGAL DESCRIPTION (According to Document No. 271570):

Lot 329 in Fifteenth Addition to Breezy Point Estates, according to the plat thereof on file in the office of the registrar of titles in and for said county.

DATE:	JUNE 23, 2023	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	PIETIG PROPERTIES GROUP
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	TJP							<i>Tyler Pogreba</i>	
CHECKED BY:	CMC							TYLER J. POGREBA	DATE: 06/23/2023 LIC. NO. 60122
FILE NUMBER:	2023-10873								

