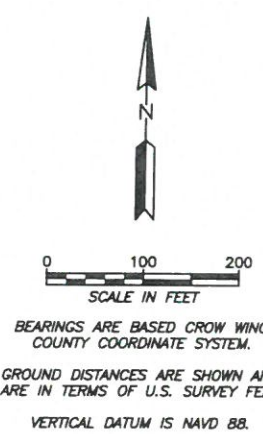
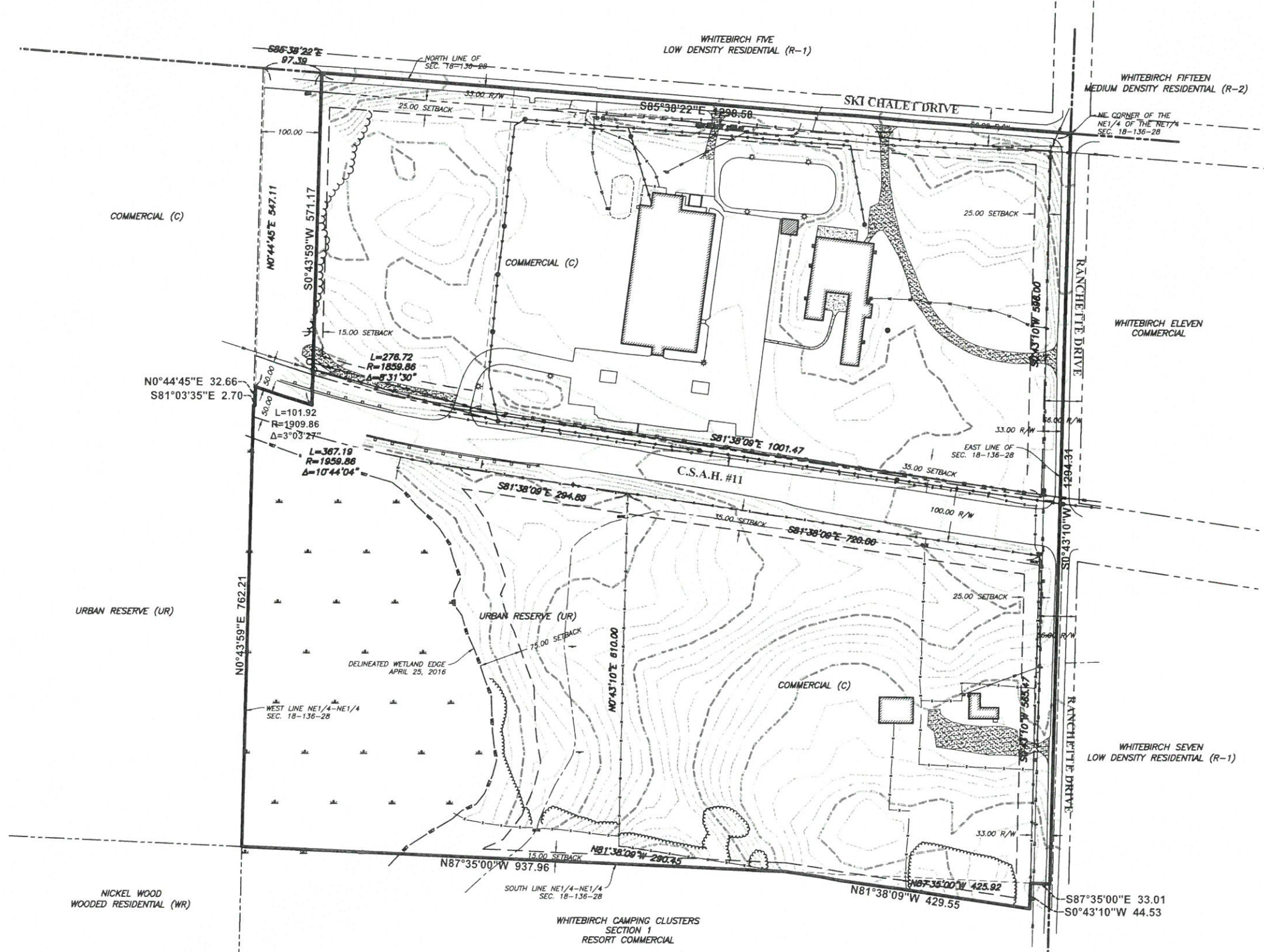


Plot Date & Time: 26 April 2017 3:56 PM

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



LEGEND

△ CONTROL POINT	— X — FENCE LINE
○ SET MONUMENT	— [] — GUARD RAIL
● FOUND MONUMENT	— [] — SANITARY SEWER
⊕ BENCHMARK	— G — UNDERGROUND GAS LINE
⊙ SANITARY SEWER MANHOLE	— F/O — UNDERGROUND FIBER OPTIC LINE
⊕ WATER WELL	— UE — UNDERGROUND ELECTRIC LINE
⊕ COMMUNICATIONS PEDESTAL	— OU — OVERHEAD UTILITY LINE
⊕ ELECTRICAL PEDESTAL	— — ROAD CENTERLINE
⊕ ELECTRIC TRANSFORMER	— [] — CULVERT
— TRAFFIC SIGN	— [] — RIGHT-OF-WAY LINE
⊕ UTILITY POLE	— [] — SECTION LINE
— ANCHOR CABLE	— [] — QUARTER LINE
⊕ LIGHT POLE	— [] — EXISTING/EASEMENT LINE
⊕ AIR CONDITIONER	— [] — EXISTING/BACKGROUND PROP. LINE
	— [] — APPROXIMATE BOUNDARY LINE
	— [] — DELINEATED WETLAND EDGE
	— [] — EXISTING GROUND CONTOUR
	— [] — TREE LINE
	— [] — CONCRETE SURFACE
	— [] — ASPHALT SURFACE
	— [] — GRAVEL SURFACE
	— [] — BUILDING

ZONING NOTES
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 SETBACK - COUNTY ROAD: 35'
 SETBACK - CITY ROAD: 25'
 SETBACK - REAR & SIDE: 15'

WETLAND DELINEATION BY BEN MEISTER,
 CERTIFICATION #1031, DATED 4/25/2016.
 VERIFY UNDERGROUND UTILITIES.

David L. Fisher LS#17008 3/9/17

J:\EDS_PROJECTS\3889 - White Birch, Inc\3889-0004 - Breezy Point\DESIGN_FROM_FARCO\EXHIBIT 1 - Existing Conditions.dwg

REV	DESCRIPTION	DWN	APP	REV DATE

SEAL

NOT FOR CONSTRUCTION

PRIME CONSULTANT

Responsive partner. Exceptional outcomes.

PROJECT TITLE
BREEZY POINT NORTH STAR CENTER

WHITEBIRCH, INC.

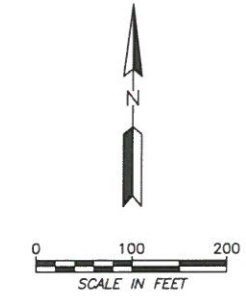
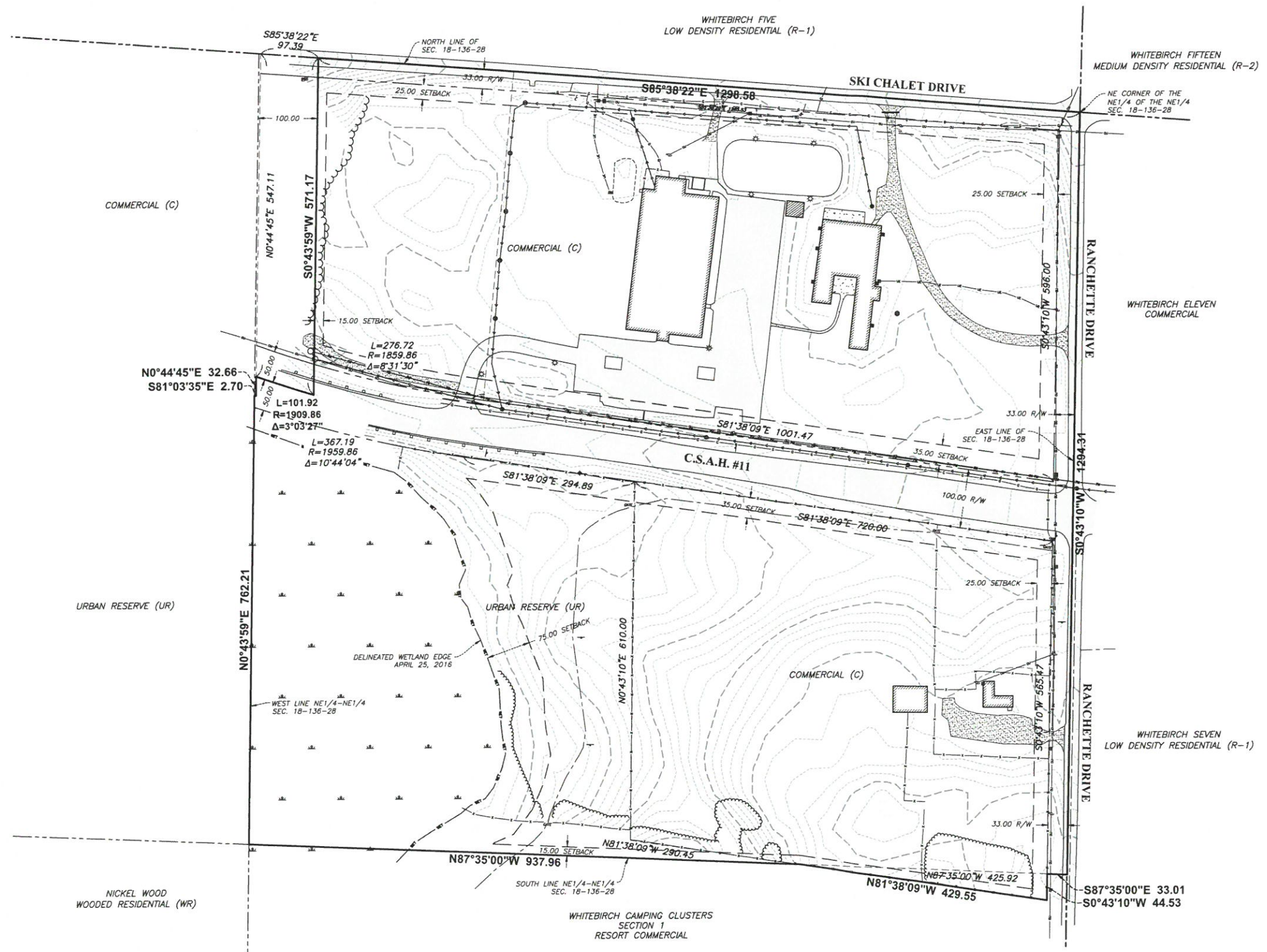
9552 BREEZY POINT DRIVE
 BREEZY POINT, MN 56742

SHEET TITLE
EXISTING CONDITIONS

DWN BY	CHK'D	APP'D	DWG DATE
MJS	ET		MAR 2017
PROJECT NO.		SCALE	
3889-03		AS SHOWN	
SHEET NO.		REV NO.	
EXHIBIT 1			

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD 88.

LEGEND

△	CONTROL POINT	X	FENCE LINE
○	SET MONUMENT	□	GUARD RAIL
●	FOUND MONUMENT	→	SANITARY SEWER
⊕	BENCHMARK	G	UNDERGROUND GAS LINE
⊙	SANITARY SEWER MANHOLE	F/O	UNDERGROUND FIBER OPTIC LINE
⊕	WATER WELL	UE	UNDERGROUND ELECTRIC LINE
⊕	COMMUNICATIONS PEDESTAL	OU	OVERHEAD UTILITY LINE
⊕	ELECTRICAL PEDESTAL	—	ROAD CENTERLINE
⊕	ELECTRIC TRANSFORMER	—	CULVERT
⊕	TRAFFIC SIGN	—	RIGHT-OF-WAY LINE
⊕	UTILITY POLE	—	SECTION LINE
⊕	ANCHOR CABLE	—	QUARTER LINE
⊕	LIGHT POLE	—	EXISTING EASEMENT LINE
⊕	AIR CONDITIONER	—	EXISTING/BACKGROUND PROP. LINE
		—	APPROXIMATE BOUNDARY LINE
		—	DELINEATED WETLAND EDGE
		—	EXISTING GROUND CONTOUR
		—	TREE LINE
		—	CONCRETE SURFACE
		—	ASPHALT SURFACE
		—	GRAVEL SURFACE
		—	BUILDING

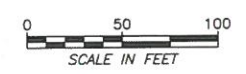
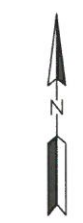
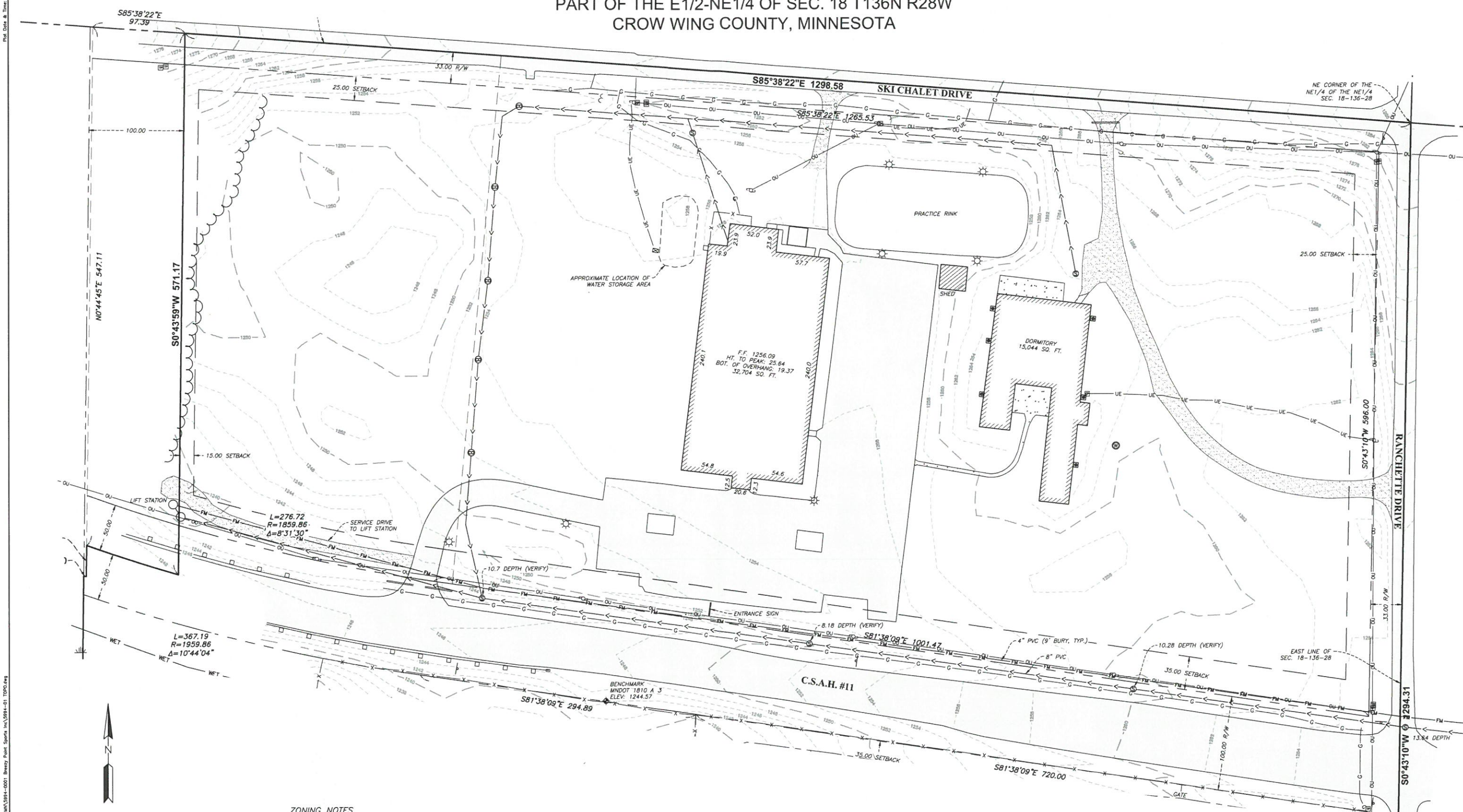
ZONING NOTES
 MAXIMUM IMPERVIOUS COVERAGE: 50%
 SETBACK - COUNTY ROAD: 35'
 SETBACK - CITY ROAD: 25'
 SETBACK - REAR & SIDE: 15'

WETLAND DELINEATION BY BEN MEISTER, CERTIFICATION #1031, DATED 4/25/2016.
 VERIFY UNDERGROUND UTILITIES.

<p>Responsive partner. Exceptional outcomes.</p> <p>3303 Fiechtner Drive Fargo, ND 58103</p> <p>Ph: 701-297-9600 Fax: 701-297-9601</p>	CLIENT NAME WHITEBIRCH, INC. 9552 BREEZY POINT DRIVE BREEZY POINT, MN 56472	PROJECT TITLE TOPOGRAPHIC SURVEY		
	DWN BY AJS	CHK'D DSL	APP'D DSL	DWG DATE 16-JUN-2016
	PROJECT NO. 5994-01	SHEET NO. 1 OF 3	SCALE 1" = 100'	

TOPOGRAPHIC SURVEY

PART OF THE E1/2-NE1/4 OF SEC. 18 T136N R28W
CROW WING COUNTY, MINNESOTA



BEARINGS ARE BASED CROW WING COUNTY COORDINATE SYSTEM.
GROUND DISTANCES ARE SHOWN AND ARE IN TERMS OF U.S. SURVEY FEET.
VERTICAL DATUM IS NAVD 88.

ZONING NOTES
MAXIMUM IMPERVIOUS COVERAGE: 50%
SETBACK - COUNTY ROAD: 35'
SETBACK - CITY ROAD: 25'
SETBACK - REAR & SIDE: 15'

WETLAND DELINEATION BY BEN MEISTER, CERTIFICATION #1031, DATED 4/25/2016.
VERIFY UNDERGROUND UTILITIES.

WENCK ASSOCIATES
Responsive partner. Exceptional outcomes.
3303 Fiechtner Drive Fargo, ND 58103 Ph: 701-297-9600 Fax: 701-297-9601

CLIENT NAME
WHITEBIRCH, INC.
9552 BREEZY POINT DRIVE
BREEZY POINT, MN 56472

PROJECT TITLE		TOPOGRAPHIC SURVEY	
DWN BY	CHK'D	APP'D	DWG DATE
AJS	DSL	DSL	16-JUN-2016
PROJECT NO.		SCALE	
5994-01		1" = 50'	
SHEET NO.		2 OF 3	