

DESCRIPTION - (As Per Doc. No. - T-235836 Parcel No.: 10162014)
Lot Three (3) of Block Three (3) of Breezy Point Estates, according to the
plat thereof on file and of record in the office of the Register of Deeds,
Crow Wing County, Minnesota.

CERTIFICATE OF SURVEY

SURVEYOR'S NOTES:

- Bearing Orientation: Crow Wing County Coordinate System (NAD83).
- Benchmark: Top of well casing. Elevation = 1231.68 feet (NAVD88).
- Vertical elevation and datum based on Mn/DOT Name: 1810 A 5, GSID Sta.#: 87347.
- The field survey was completed on 8/12/2024.
- Arro Land Surveying of Brainerd, 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.
- Wetlands may exist on subject property but were not identified in the preparation of this survey.
- The utilities as shown on this survey were developed from the visible utilities across your property and is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities prior to construction or improving your property.
- Property Zoning: Original Neighborhood (R-3)
- Setback Requirements: R-O-W = 35 feet Side = 10 feet Rear = 30 feet

IMPERVIOUS SURFACE:

EXISTING

Parcel Area = 8124 sq ft

Shed = 96 sq ft

Concrete Surface = 29 sq ft

Total Impervious Surface = 125 sq ft

$125/8124 = 0.015$

Existing Impervious Surface = 1.5%

PROPOSED

Parcel Area = 8124 sq ft

Building w/6" overhangs = 1618 sq ft

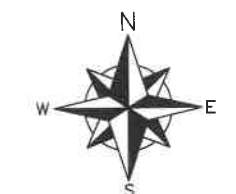
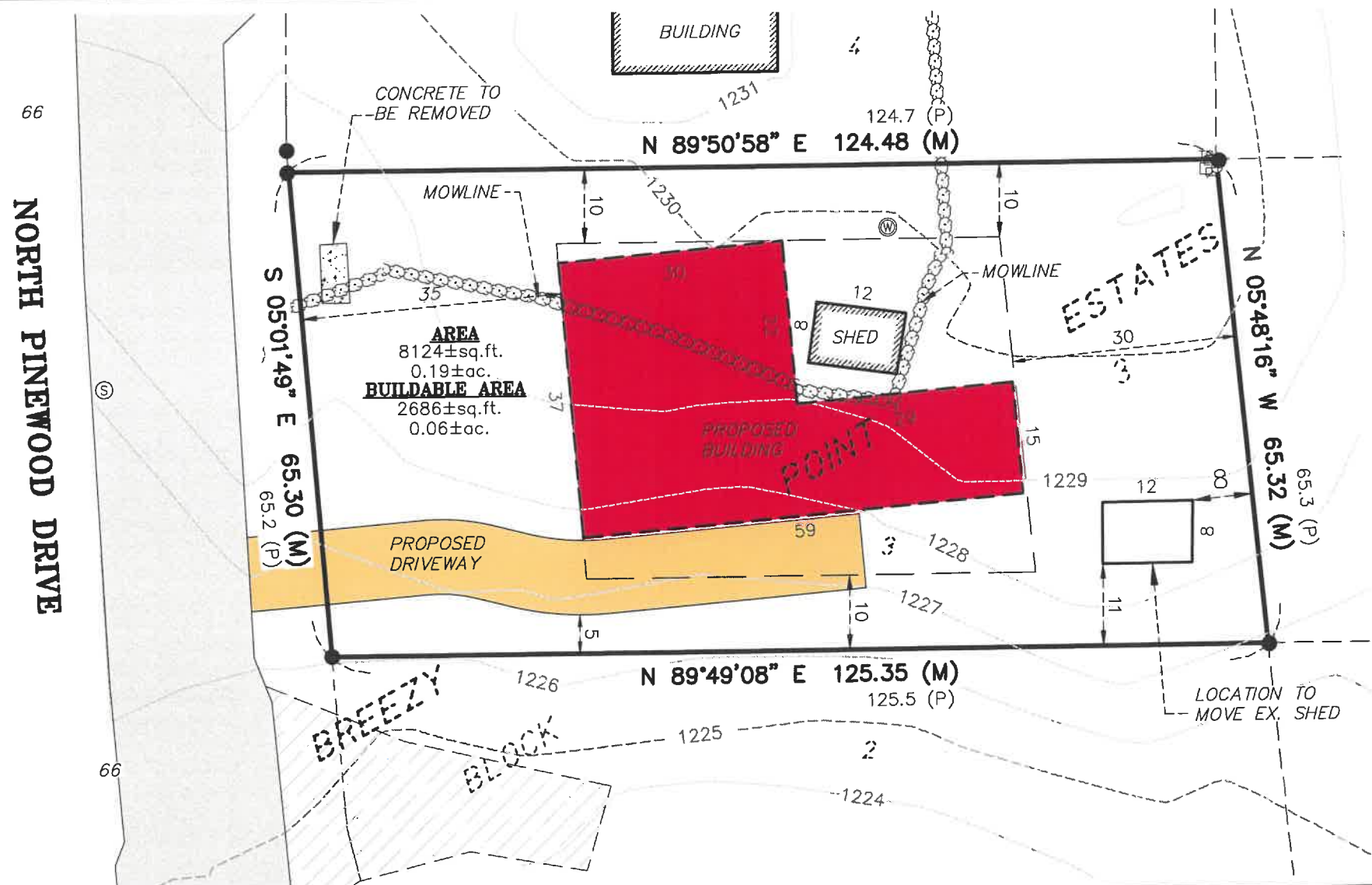
Shed = 96 sq ft

Driveway Surface = 726 sq ft

Total Impervious Surface = 2440 sq ft

$2440/8124 = 0.300$

Proposed Impervious Surface = 30.0%



GRAPHIC SCALE

0 10 20

(IN FEET)

1 inch = 20 ft.

LEGEND

- DENOTES FOUND SURVEY MONUMENT
- TB DENOTES TELEPHONE PEDESTAL
- EM DENOTES ELECTRIC METER
- U DENOTES UTILITY POLE
- ⊙ W DENOTES WELL
- ⊙ S DENOTES SEPTIC MANHOLE
- DENOTES GRAVEL SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES 1 FOOT CONTOURS (NAVD88)
- (P) DENOTES MEASUREMENT PER PLAT OF BREEZY POINT ESTATES
- (M) DENOTES MEASUREMENT PER ARRO LAND SURVEYING OF BRAINERD, INC.

DRAWN BY: JAS CHECKED BY: EEL

APPROVED BY: JAS JOB NUMBER: 24-145B

NO.	DATE	BY	REVISION DESCRIPTION

CLIENT:

Breezy Point
International INC.

VARIANCE SURVEY

Lot 3, Block 3
BREEZY POINT ESTATES
Crow Wing County, MN



20396 Division Rd.
Brainerd, MN 56401
(218)820-4437

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.

Dated this 16th day of August, 2024

By:
Jared A. Spaid, Minnesota License No. 59285