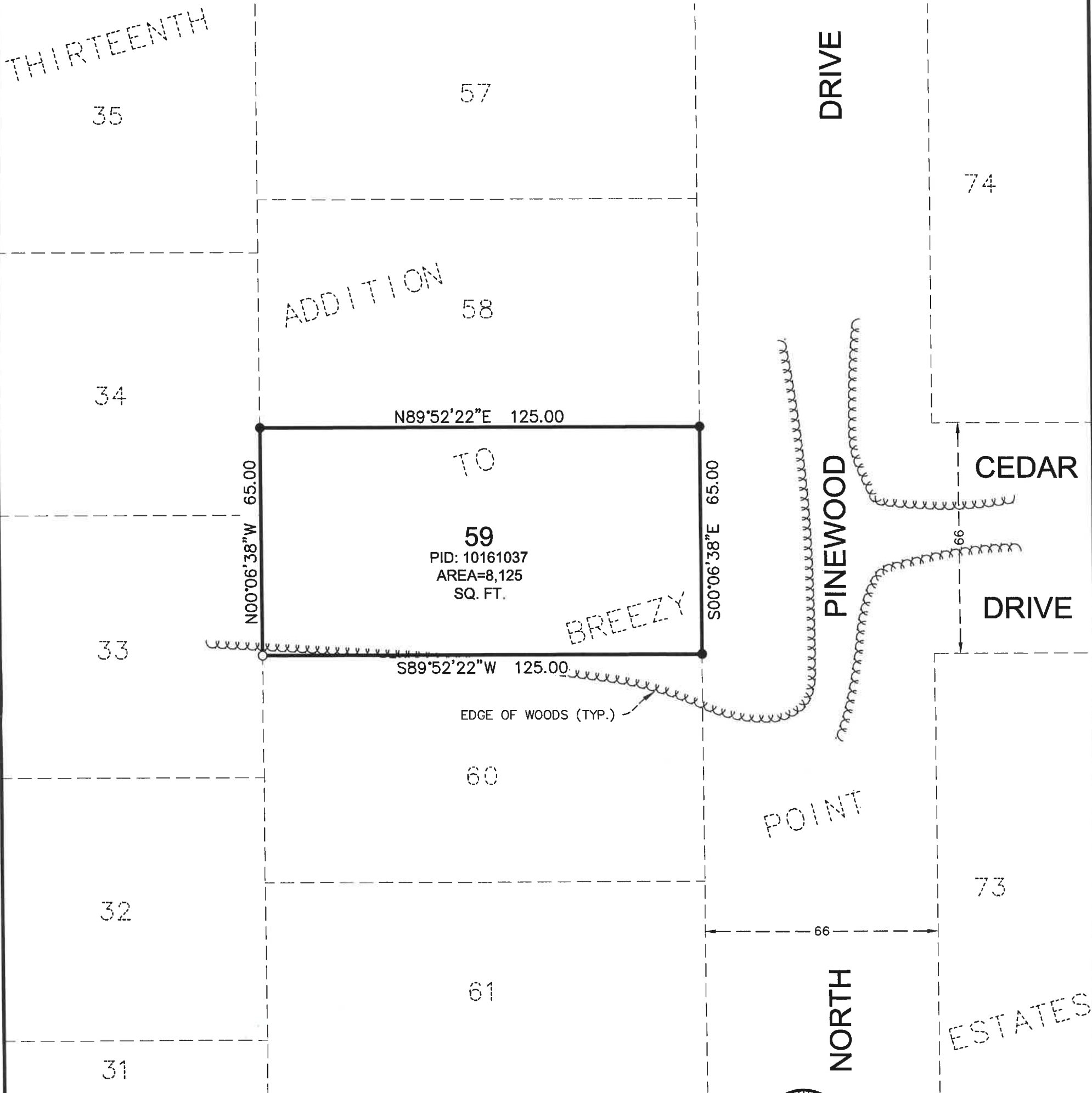


# CERTIFICATE OF SURVEY

LOT 59, THIRTEENTH ADDITION TO BREEZY POINT ESTATES,  
SECTION 16, TOWNSHIP 136, RANGE 28,  
CROW WING COUNTY, MINNESOTA.



## SURVEYOR'S NOTES:

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

ACCORDING TO THE CITY OF BREEZY POINT ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED IN THE ORIGINAL NEIGHBORHOOD R-3.

ACCORDING TO THE CITY OF BREEZY POINT LAND USE ORDINANCE THE BUILDING SETBACKS FOR ORIGINAL NEIGHBORHOOD R-3 ARE AS FOLLOWS:  
CITY RIGHT OF WAY: 35 FEET / SIDE: 10 FEET / REAR: 30 FEET

THE UTILITIES SHOWN ON THIS SURVEY ARE ACCORDING TO VISIBLE EVIDENCE ONLY. WIDSETH SMITH NOLTING ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACIES OF THE LOCATIONS. FURTHER LOCATIONS AND VERIFICATIONS ARE RECOMMENDED BEFORE ANY CONSTRUCTION OR EXCAVATION.

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.



ORIENTATION OF THIS BEARING SYSTEM IS  
BASED ON THE CROW WING COUNTY  
COORDINATE DATABASE NAD 83

- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 60122

## LEGAL DESCRIPTION (According to Part of Doc. No. 311758):

Lot 59, Thirteenth Addition to Breezy Point Estates.

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DATE:	AUGUST 9, 2024	DATE	AMENDMENTS	BY	PREPARED FOR:	CITY OF BREEZY POINT
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:	JLV				<i>Tyler J Pogreba</i>	
CHECKED BY:	TJP				TYLER J POGREBA	DATE: 08/09/2024 LIC. NO. 60122
FILE NUMBER:	2024-11364					

**WIDSETH**  
ARCHITECTS ■ ENGINEERS ■ SCIENTISTS ■ SURVEYORS