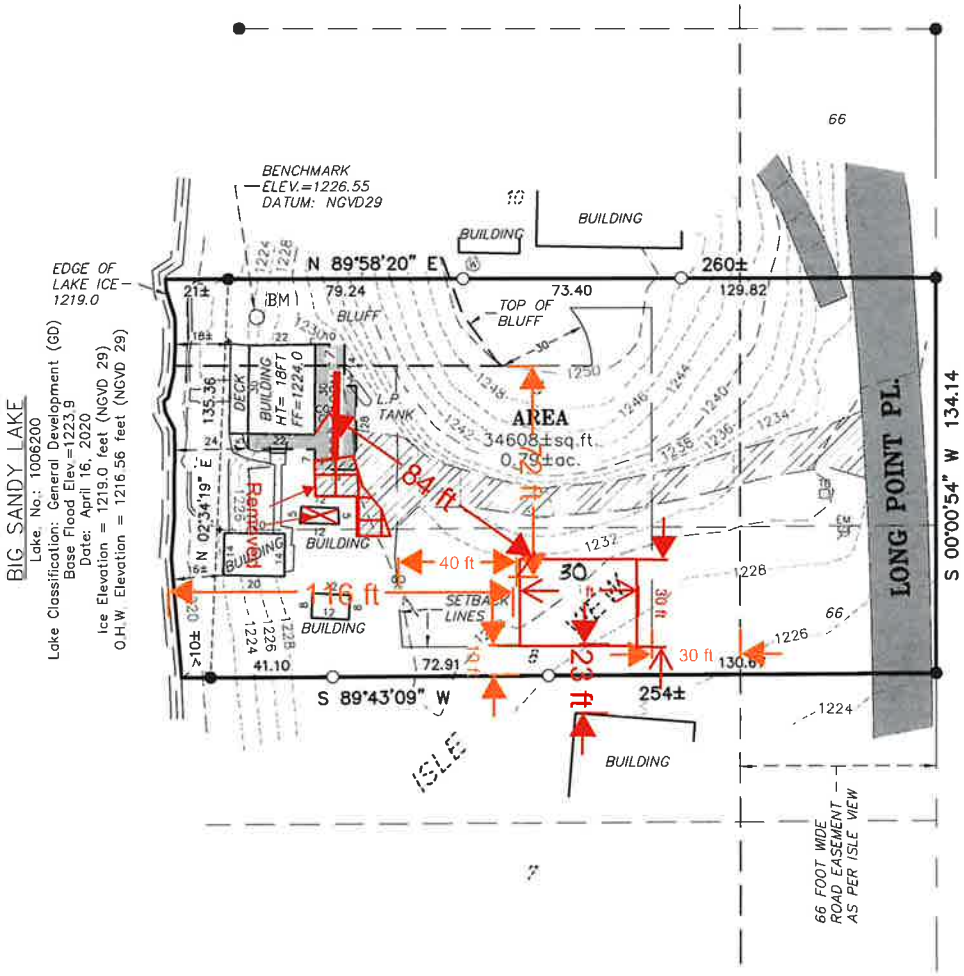
CERTIFICATE OF SURVEY



GRAPHIC SCALE

0 20 40

(IN FEET)
1 inch = 40 ft.

DESCRIPTION – (Parcel No.: 29-1-463400)

Lot 9, ISLE VIEW, according to the recorded plat thereof, Aitkin County, Minnesota.

DESCRIPTION – (Parcel No.: 29-1-463301)

The Northerly 50 feet of Lot 8, ISLE VIEW, according to the recorded plat thereof, Aitkin County, Minnesota.

SURVEYOR'S NOTES:

1. *Bearing Orientation: The north line of Lot 9 of ISLE VIEW is assumed to have a bearing of North 89 degrees 58 minutes 20 seconds East.*
2. *Vertical elevation and datum based on US Army Corps of Engineers daily pool reading.*
3. *The field survey was completed on 4/15/2020.*
4. *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.*
5. *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.*
6. *Property Zoning: Shoreland*
7. *Setback Requirements:*
   GD OHW Line = 75 feet — *Top of Bluff = 30 feet*
   Road Easement = 30 feet — *Property Line = 10 feet*

IMPERVIOUS SURFACE:

EXISTING

Parcel Area = 34608 sq ft

Buildings = 1096 sq ft
Concrete Surface = 268 sq ft
Bituminous Surface = 2807 sq ft
Gravel Surface = 2649 sq ft
Total Impervious Surface = 6820 sq ft

6820/34608 = 0.197
Existing Impervious Surface = 19.7%

PROPOSED

Parcel Area = 34608

900 sq ft

Garage

Pro.
Buildings = 1096 sq ft
Concrete Surface = ~~268~~ sq ft 208 with removed concrete
Bituminous Surface = 2807 sq ft
Gravel Surface = ~~2597~~ sq ft 2495 with removed driveway.
Total Impervious Surface = 7410 sq ft

Proposed Impervious = 21.7%

Existing Impervious Surface = ~~21.4~~

LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 46165 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC METER
- DENOTES UTILITY POLE
- DENOTES WELL
- DENOTES SEPTIC CLEANOUT
- DENOTES 2 FOOT CONTOURS (NGVD29)
- DENOTES GRAVEL SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

DRAWN BY MTD CHECKED BY: FEL
APPROVED BY MTD JOB NUMBER 20-0339

NO	DATE	BY	REVISION DESCRIPTION

CLIENT:

Doug Hussman
Property Address:
50917 Long Point Pl.
McGregor, MN 55760

VARIANCE SURVEY

Lot 9 and part of Lot 8
ISLE VIEW,
Aitkin County, MN

ARRO Land Surveying of Brainerd, INC.

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 3rd day of June, 2020

By: Mark T. Downing

Mark T. Downing, Minnesota License No. 46165