

Karen Wicklund Planning Call 09/14/2023 – 01-1-115300

- Neighbors to East (Teneyck) are 37 ft from OHW
- Neighbors to West (Daniels) are 78 ft from OHW
- Shoreline Averaging would put Wicklund's OHW setback at 77.5 ft
- Property line setbacks are 10 feet
- 349th Ln is a 33 ft wide Township road (Road setback was measured from center of road) 30 ft road setback off edge of road or 46.5 from center. (Tough to verify exact location since no property line pins were found)

Lot Notes

- Lot is 8609 sq/ft
- Roughly 1290 sq/ft building coverage would be allowed based on the allowed 15% impervious
- Lot is not large enough for a WOAS
- The two existing cabins and shed will need to be removed before construction of new cabin

Recommendations

- A survey of parcel will help on moving forward with future plans, establishing property lines, Identifying OHW, Identifying Road setback, Calculating square footage of lot, etc.
- Contact septic professional to get a septic design
- Have contractor estimate amount of fill/exaction needed for slab on grade cabin (30 cubic yards is allowed with a standard permit)

Planning Call by Brock Anderson

A handwritten signature in black ink, appearing to read "Brock Anderson", with a long horizontal flourish extending to the right.

Wicklund 01-1-115300 Shoreline Averaging Building Proposal



Legend

— Daniel's 78 ft OHW

— Teneyck 37 ft OHW

— Wicklund 77.5 ft Shoreline Average

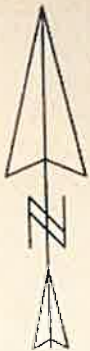
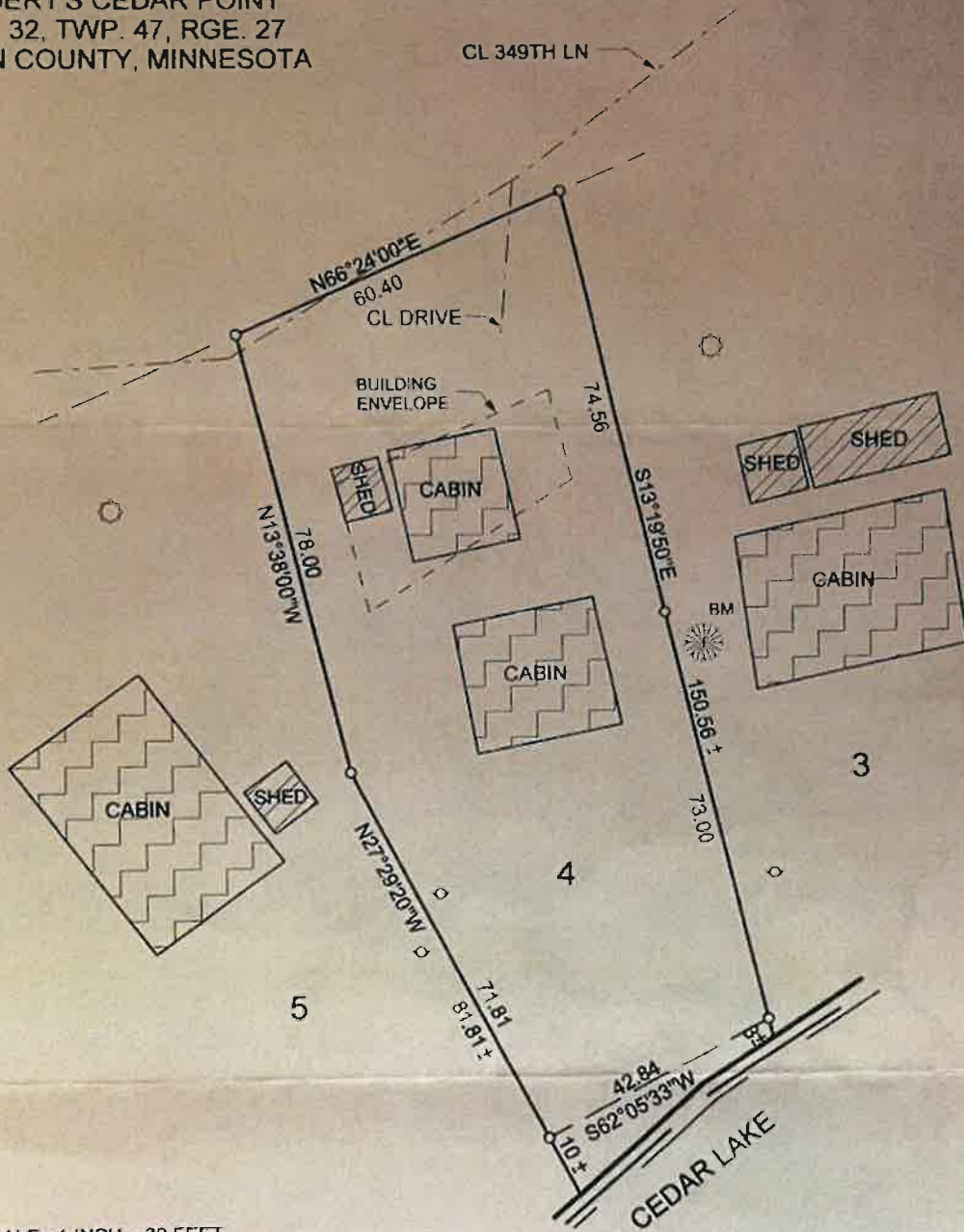
■ Building Location with Setbacks

□ Tax Parcels



CERTIFICATE OF SURVEY

OF LOT 4
 ANDERT'S CEDAR POINT
 SEC. 32, TWP. 47, RGE. 27
 AITKIN COUNTY, MINNESOTA



SCALE: 1 INCH = 30 FEET



- IRON MONUMENT FOUND
- 3/8 INCH DIA. RE-ROD WITH RLS
CAP NO. 17774 ESTABLISHED
- ◇ WELL
- ⊙ POWER POLE
- ⊙ BENCHMARK ELEVATION = 1203.0
60d SPK IN EAST SIDE OF DOUBLE
BASSWOOD, AT GROUND SURFACE

BEARING DATUM IS BASED ON THE NORTH LINE OF
 LOT 4 HAVING A BEARING OF N66°24'00\"E.

MARVIN KOHOUT
 REGISTERED LAND SURVEYOR
 PO BOX 384
 AITKIN, MN 56431-0384
 1-218-927-5452

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS
 PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND
 THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE
 LAWS OF THE STATE OF MINNESOTA.

Marvin R Kohout
 DATE 28 Nov 2007 REG. NO. 17774