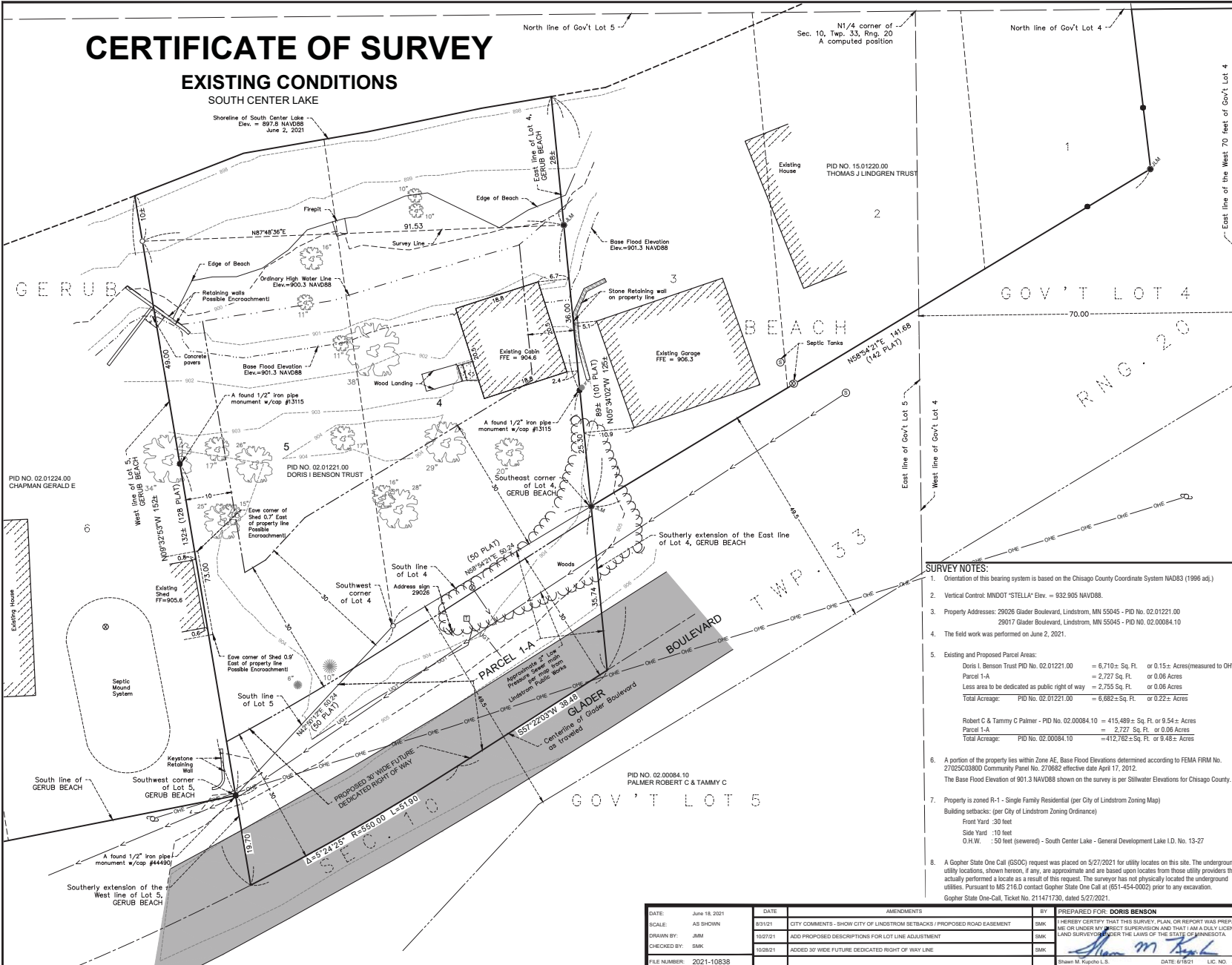



CERTIFICATE OF SURVEY

EXISTING CONDITIONS SOUTH CENTER LAKE

Shoreline of South Center Lake
Elev. = 897.8 NAVD88
June 2, 2021





SCALE (IN FEET)
0 10 20

● 3/4" I.D.M.
 ○ DENOTES A FOUND JUDICIAL LANDMARK MONUMENT MARKED 13560
 ● DENOTES A FOUND 1/2" IRON PIPE MONUMENT W/ICAP MARKED LS 13500 UNLESS OTHERWISE SHOWN
 ○ DENOTES A SET 1/2" IRON PIPE MONUMENT W/ICAP MARKED LS 49021
 ● DENOTES A FOUND CAST IRON MONUMENT

LEGEND

- ⊙ SANITARY MANHOLE/SEPTIC COVER
- ⊙ SANITARY SEWER SERVICE
- ⊙ TELE PEDESTAL
- ⊙ SIGN SINGLE POST
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ ELEC POLE
- LOT LINE
- EXISTING RIGHT OF WAY
- BOUNDARY LINE
- SECTION LINE
- QUARTER LINE
- CENTER LINE
- BUILDING SETBACK LINE
- PROPOSED RIGHT OF WAY
- ⊙ EDGE OF WOODS
- UNDERGROUND TELE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- ▨ BUILDING WALL HATCH
- BITUMINOUS SURFACE
- ▤ CONCRETE SURFACE

IMPERVIOUS SURFACE CALCULATIONS:

Total Acreage: (measured to Ordinary High Water Mark): 6.882± Sq. Ft. or 0.15± Acres

| | |
|----------------------------|---------------------|
| Existing Cabin = | 386 Sq. Ft. |
| Concrete surface = | 9 Sq. Ft. |
| Total Impervious Surface = | 395 Sq. Ft. or 5.9% |

EXISTING PROPERTY DESCRIPTIONS:

Doris I Benson Trust - PID No. 02.01221.00 (per Quit Claim Deed No. A-636495)
 Gerub Beach Lot 004
 Gerub Beach Lot 005

Robert C & Tammy C Palmer - PID No. 02.00084.10 (per Limited Warranty Deed No. 328823)
 The West 70 feet of Government Lot 4 and the East 305 feet of Government Lot 5, Section 10, Township 33 North, Range 20 West, Except that part thereof platted as Gerub Beach, Chisago County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

Doris I Benson Trust - PID No. 02.01221.00
 Lots 4 and 5, GERUB BEACH according to the plat thereof, Chisago County, Minnesota.
 AND (Parcel 1-A)

That part of Government Lot 5, Section 10, Township 33, Range 20 lying northerly of the centerline of Glader Boulevard, westerly of the southerly extension of the East line of said Lot 4, GERUB BEACH and easterly of the southerly extension of the West line of said Lot 5, GERUB BEACH.

Robert C & Tammy C Palmer - PID No. 02.00084.10
 The West 70 feet of Government Lot 4 and the East 305 feet of Government Lot 5, Section 10, Township 33 North, Range 20 West, Except that part thereof platted as GERUB BEACH, Chisago County, Minnesota.
 EXCEPT (Parcel 1-A)

That part of Government Lot 5, Section 10, Township 33, Range 20 lying northerly of the centerline of Glader Boulevard, westerly of the southerly extension of the East line of said Lot 4, GERUB BEACH and easterly of the southerly extension of the West line of said Lot 5, GERUB BEACH.

- SURVEY NOTES:**
- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 ad.)
 - Vertical Control: MNDOT "STELLA" Elev. = 932.905 NAVD88.
 - Property Addresses: 29026 Glader Boulevard, Lindstrom, MN 55045 - PID No. 02.01221.00
 29017 Glader Boulevard, Lindstrom, MN 55045 - PID No. 02.00084.10
 - The field work was performed on June 2, 2021.
 - Existing and Proposed Parcel Areas:
 Doris I. Benson Trust PID No. 02.01221.00 = 6,710± Sq. Ft. or 0.15± Acres (measured to OHW)
 Parcel 1-A = 2,727 Sq. Ft. or 0.06 Acres
 Less area to be dedicated as public right of way = 2,755 Sq. Ft. or 0.06 Acres
 Total Acreage: PID No. 02.01221.00 = 6,882± Sq. Ft. or 0.22± Acres
 - Robert C & Tammy C Palmer - PID No. 02.00084.10 = 415,489± Sq. Ft. or 9.54± Acres
 Parcel 1-A = 2,727 Sq. Ft. or 0.06 Acres
 Total Acreage: PID No. 02.00084.10 = 418,216± Sq. Ft. or 9.48± Acres
 - A portion of the property lies within Zone AE, Base Flood Elevations determined according to FEMA FIRM No. 27020C0380D Community Panel No. 270602 effective date April 13, 2012.
 The Base Flood Elevation of 901.3 NAVD88 shown on the survey is per Stillwater Elevations for Chisago County.
 - Property is zoned R-1 - Single Family Residential (per City of Lindstrom Zoning Map)
 Building setbacks: (per City of Lindstrom Zoning Ordinance)
 Front Yard :30 feet
 Side Yard :10 feet
 O.H.W. :50 feet (sewered) - South Center Lake - General Development Lake I.D. No. 13-27
 - A Gopher State One Call (GSOC) request was placed on 5/27/2021 for utility locates on this site. The underground utility locations, shown hereon, if any, are approximate and are based upon locates from those utility providers that actually performed a locate as a result of this request. The surveyor has not physically located the underground utilities. Pursuant to MS 214.0 contact Gopher State One Call at (651-454-0002) prior to any excavation.
 Gopher State One-Call, Ticket No. 211471730, dated 5/27/2021.

| DATE | DATE | AMENDMENTS | BY | PREPARED FOR: DORIS BENSON |
|---------------|------------|--|-----|---|
| June 18, 2021 | 03/21/21 | CITY COMMENTS - SHOW CITY OF LINDSTROM SETBACKS / PROPOSED ROAD EASEMENT | SMK | 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 IN THE STATE OF MINNESOTA. |
| | 10/27/21 | ADD PROPOSED DESCRIPTIONS FOR LOT LINE ADJUSTMENT | SMK | |
| | 10/28/21 | ADD 30' WIDE FUTURE DEDICATED RIGHT OF WAY LINE | SMK | |
| FILE NUMBER: | 2021-10838 | | | Shawn M. Kupcho L.E. DATE: 6/16/21 LIC. NO: 49021 |

WIDSETH
 ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS



MAINLY DETAILS
Architectural Design, PLLC
PH 612-352-5682

Please note that this specification and notes are prepared to the best of our knowledge and belief and are subject to change without notice. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable laws, codes, and regulations.

EXISTING LOT ZONING RESTRICTIONS

- REQUIRED BUILDING SETBACKS**
LAKE SIDE SETBACK: 50'-0" FROM THE ORDINARY HIGH WATER MARK (O.H.W.M.) FOR LOTS WITH CITY SEWER.
75'-0" FOR LOTS WITHOUT CITY SEWER
- FRONT YARD (STREET SIDE) SETBACK:** 40'-0" FROM THE STREET SIDE PROPERTY LINE OR 73'-0" FROM THE CENTERLINE OF THE STREET.
- SIDE YARD:** 10'-0" FOR DWELLING AND ATTACHED GARAGE, 5'-0" FOR A DETACHED GARAGE.
- MAXIMUM IMPERVIOUS SURFACE OF SHORE LAND LOTS=25%**
- NO IMPERVIOUS BUILDING FOOTPRINT, SEE MAXIMUM IMPERVIOUS SURFACE.**
- HEIGHT RESTRICTIONS: 35 FEET**

Note:
Approximate buildable lot area within the setback requirements ±815 s.f.

AREA SUMMARY

- Total Area of Existing lot 9,633.5 s.f.
- Existing Lot from O.H.W.L. = 5,710 s.f.
- Existing Cabin = 386 s.f. (Reduce from 386 s.f. to 255 s.f.)
- Existing Concrete Stoop / Steps = 9 s.f. (To be removed)
- Proposed Addition = 94 s.f.
- Proposed Attached Garage = 328 s.f.
- Total Proposed Building Area 1,272 s.f. (Including Attached Garage).**
- Proposed Street side Covered Entry Stoop = 61 s.f.
- Total Structural Coverage = 1,333 s.f. (Proposed) + 255 s.f. (Existing) = 1,588 s.f.**
- Structural Coverage to Lot Ratio (from O.H.W.M.) = 1,588 s.f. / 6,710 s.f. = 0.24 = 24%**
- Proposed Lakeside patio = 112 s.f.
- Proposed Lakeside steps landing = 44 s.f.
- Proposed Street side sidewalk = 45 s.f.
- Proposed Pervious Paver Driveways = 344 s.f.
- Proposed Concrete Apron at Garage Entrance = 28 s.f.
- Total Non Structural Coverage = 573 s.f.**
- Total area of Existing and Proposed Buildings and Porches = 1,588 s.f.**
- Total area of non structural Pervious Paving Surfaces = 573 s.f.**
- Total Pervious Paving Surface + Structural Coverage = 2,161 s.f.**
- Pervious paving surfaces plus Structural surface as a percentage of lot area from O.H.W.L. = 2,161 s.f. / 6,710 s.f. = 0.32 = 32%**

- NOTE:**
EXTERIOR PAVING SURFACES SUMMARY
- **DRIVEWAY: PERVIOUS / IMPERVIOUS PAVERS ARE TO BE USED AT THE DRIVEWAY ONLY.**
 - **REAR PATIO: NON-PERVIOUS / IMPERVIOUS PAVERS / CONCRETE OR STONE IS TO BE USED AT THE REAR (LAKE SIDE PATIO).**
 - **FRONT WALK: NON-PERVIOUS / IMPERVIOUS PAVERS / CONCRETE ARE TO BE USED AT THE FRONT (STREET SIDE) WALK.**
 - **COVERED PORCH: NON-PERVIOUS / IMPERVIOUS PAVERS / CONCRETE ARE TO BE USED.**

NOTE:
THIS IS NOT AN ACTUAL SURVEY. This drawing was prepared by the architect for preliminary planning purposes only. Actual building locations, property boundaries, setbacks, utilities, roads, lake shore definitions and easements, are to be determined by surveyor.

FOR CONCEPT REVIEW AND PRELIMINARY COST ESTIMATING ONLY - NOT FOR CONSTRUCTION

consultants:
Architect: Mainly Details, Architectural Design, PLLC.
Surveyor: CIV Engineer
Structural Engineer:

contractor:
To Be Determined
Note:

DORIS BENSON CABIN
FILE NO. 28026 Glader Blvd.
Lots 4 and 5, Genub Beach, Chicago Co., Lindstrom, MN

This document is the property of Greg S. Craton, Architect and is intended to be an instrument of service for the project only. No reproduction or allowed without the written consent of Greg S. Craton, Architect. Use hereafter is prohibited.

The contractor is responsible for the verification of all on-site conditions and dimensions. Any and all discrepancies from that indicated by these documents shall be reported to the general contractor / owner or architect prior to commencement of work.
REV: SHARBARA
REVISION: 16
FILE NO. 28026 GLADER BLVD.
LOTS 4 AND 5, GENUB BEACH,
CHICAGO COUNTY,
MINNESOTA

date: 10.19.2021
revision:
A 00:00:00
B 00:00:00
C 00:00:00
D 00:00:00
E 00:00:00
F 00:00:00
G 00:00:00
H 00:00:00
I 00:00:00
J 00:00:00
K 00:00:00
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N 00:00:00
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SP1.0
W-2