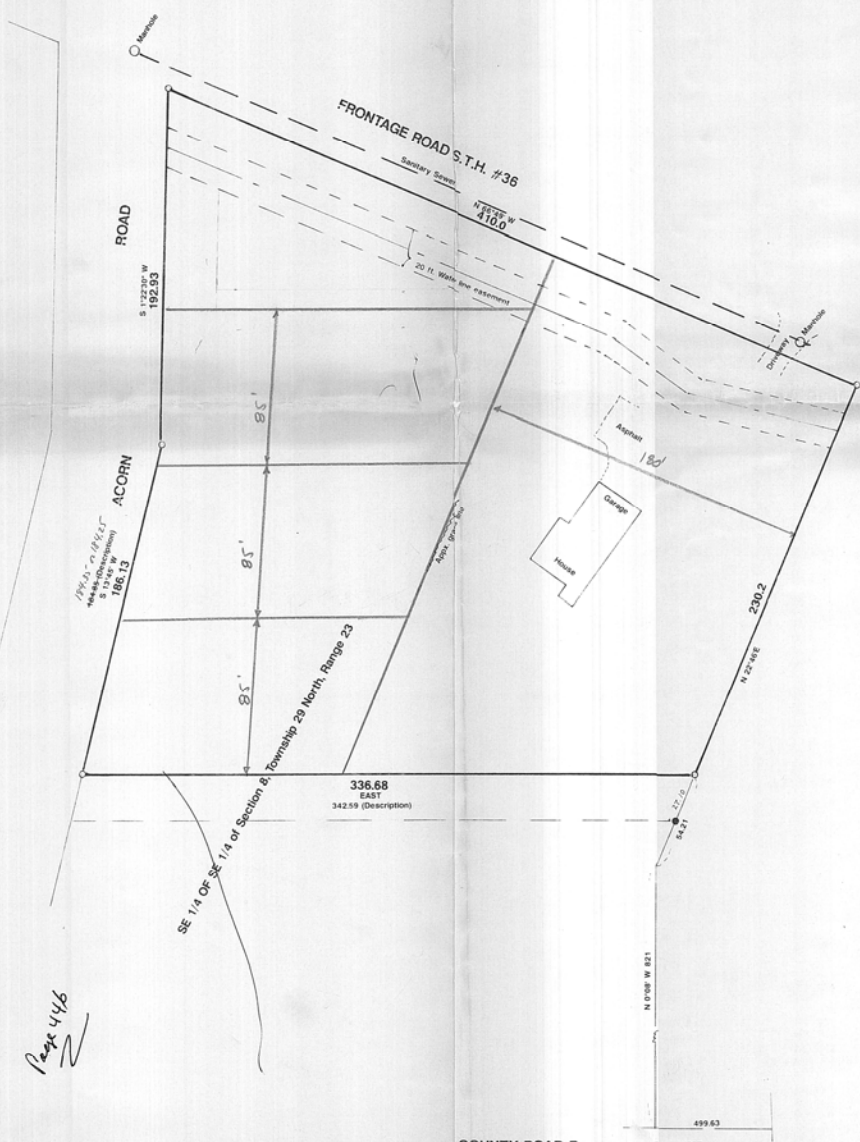


□ COURTHOUSE, LITTLE FALLS, MINNESOTA 56345 (612) 632-2504
 ■ 3092 NORTH LEXINGTON AVENUE, SAINT PAUL, MN. 55113 (612) 483-4408

COMSTOCK AND DAVIS INC. CERTIFICATE AND PLAT OF SURVEY

□ 1446 COUNTY ROAD 'J', MINNEAPOLIS, MINNESOTA 55432 (612) 784-9346
 □ 500 FOLZ BOULEVARD, MOOSE LAKE, MINNESOTA 55767 (218) 485-4811

SURVEYED FOR: Neil Wood



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SCALE: 1"=40'

DESCRIPTION (Contains 106246 sq.ft.):

That part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township Twenty-Nine North (29N), Range Twenty-three West (23W) according to Government Land Survey, described as follows (all bearings in this description being based on the South line of said Southeast Quarter (SE $\frac{1}{4}$) as an east and west line): Commencing at a point 33 feet North of the South line and 499.63 feet West of the East line of said Section Eight (8); thence North 8 minutes West, 821 feet; thence North 22 degrees, 46 minutes East, 44.21 feet to the point of beginning of the tract being described; thence North 22 degrees, 46 minutes East, 230.20 feet; thence North 66 degrees 49 minutes West, 410 feet; thence South 1 degree, 22 minutes, 30 seconds West, 192.93 feet; thence South 13 degrees, 45 minutes West, 184.85 feet; thence East 342.59 feet to the point of beginning.

Subject to 20 foot water line easement.

The centerline of said easement being described as follows: Commencing at the Northwest corner of the aforescribed parcel; thence Southerly along the West line of said parcel 34.8 feet to point of beginning; thence deflect left 68 degrees, 11 minutes, 30 seconds, 267 feet; thence deflect right 14 degrees, 8 minutes, 50 seconds, 10 minutes, approximately 82 feet; thence deflect left 22 degrees, 10 minutes, approximately 82 feet to the East line of the aforescribed parcel and there terminating.

ZONING CODE

- (1) In every dwelling unit hereafter erected, there shall be at least 3 livable rooms, and the over-all dimensions shall contain an area of not less than 960 square feet, except that dwellings having 2 full floors may contain a first floor area of not less than 768 square feet. No room, except bath, shall be less than 7 feet wide. No livable room, except kitchen, shall have a floor area of less than 90 square feet.
- (2) The floor-area-ratio within the R-1 District shall not exceed 0.3.
- (3) No structure or building shall exceed 2-1/2 stories or 30 feet in height, whichever is the lesser.
- (4) A side street yard on a corner lot shall not be less than 30 feet.
- (5) The following minimum requirements shall be observed, except as provided in Section 13.015.

Lot Area	Setbacks				
	Lot Width	Lot Depth	Front Yard	Side Yard	Rear Yard
Interior Lot 11,000 sq.ft.	85 ft.	110 ft.	30 ft.	10 ft.	30 ft.
Corner Lot 12,500 sq.ft.	100 ft.	100 ft.	30 ft.	10 ft.	30 ft.

(6) On lots without garages, houses shall be situated on the lot so that adequate space remains for a two (2) vehicle garage without variance from the requirements of the zoning code.

54.21
 230.2
 284.41

COUNTY ROAD B EAST-WEST

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.

REG. NO. 10459 DATE

BOOK NO. PG. JOB NO. R-92894 FILE NO.