

Certificate of Survey

Survey Prepared For: Mike and Laurie Timm

Property Description

According to Certificate of Title No. 639240, Ramsey County, Minnesota:

That part of Lot 5, Block 11, TOWN OF BALD EAGLE, lying southwesterly of the northeasterly 40 feet of said Lot 5;

That part of the southerly 10.00 feet of and that part of Lot 6, Block 11, lying northerly of a line drawn westerly from the southeast corner of said Lot 6, to a point on the West line of said Lot 6, distant 14.17 feet North of the southwest corner of said Lot 6;

That part of East Bald Eagle Boulevard, formerly Lake Avenue, vacated, and accretions thereto, lying Northwesterly of the hereinafter described Line A, Easterly of the extension Northerly of the center line of Bald Eagle Avenue, formerly St. Paul Avenue, and Southwesterly of a line extending North 20 degrees 22 minutes 25 seconds West (assuming the West line of the Southeast Quarter of Section 11, Township 30, Range 22, bears North and South) from the most Westerly corner of the Northeasterly 40 feet of Lot 5, Block 11; all in Town of Bald Eagle.

Said Line A is described as commencing at the Southwest corner of the Southeast Quarter of Section 11, Township 30, Range 22; thence on an assumed bearing of North along the West line of said Southeast Quarter 2093.70 feet to the actual point of beginning of said Line A; thence North 68 degrees 36 minutes 21 seconds East 40.76 feet; thence Easterly on a tangential curve concave to the Northwest, radius 26,950.28 feet central angle 0 degrees 47 minutes 26 seconds 371.85 feet; thence North 66 degrees 47 minutes 26 seconds East 238.0 feet and there terminating.

Subject to the proprietary and sovereign rights of the State of Minnesota in all that portion of the land lying below the natural ordinary high watermark of Bald Eagle Lake; not intending, however, to deprive the fee owners of the usual riparian rights that attach to the land riparian to a navigable public body of water incident to the ownership thereof.

Survey Notes

- This Survey intends to show the boundaries of the above described property and the location of certain existing and proposed improvements thereon. It does not purport to show all improvements or encroachments. A Title Report was not furnished to the Surveyor in preparation of this survey. Additional encumbrances on the property may be disclosed by such a report.
- Bearings for this survey are based on an assumed orientation. Measured bearings and distances are shown for the boundary. Where measured distances differ from plat or record distances, the [record] dimension is also shown.
- Benchmark: Ramsey County Benchmark # 9139, westerly quadrant of Summit Street and Bald Eagle Blvd West, NAVD88 = 924.861.
- Impervious Surface Measurements:
 - Property Area: 21,975 Sq. Ft. (combined area of house parcel and lakeshore parcel)
 - Existing Coverage: 5,477 Sq. Ft., 24.9%
 - Proposed Coverage: 6,075 Sq. Ft., 27.6%
- No specific soils investigation has been completed by the surveyor on this property. The suitability of soils to support the specific planned construction is not the responsibility of the surveyor.
- The site conditions shown on this survey are representative of the existing conditions on the date of last fieldwork: July 30, 2021.
- See Sheet 2 for boundary survey and Sheet 3 for improvement details on main parcel.

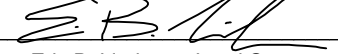
Legend

● Found Monument (1/2" Iron Pipe, unless otherwise noted)	— w —	Shoreline
—○— Power Pole	—└—	Retaining Wall (Poured or Block)
← Guy Wire	////	Existing Building Line
○ □ Catch Basin (Round or Rectangular)	■	Bituminous Surface
⊗ Water Valve	□	Concrete Surface
	□	Paver Surface

LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

I hereby certify that this survey, map, 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.

Signed: 
Eric B. Lindgren, Land Surveyor
Minnesota License Number 48176

Date: August 6, 2021

PROJ. NO.
07721R

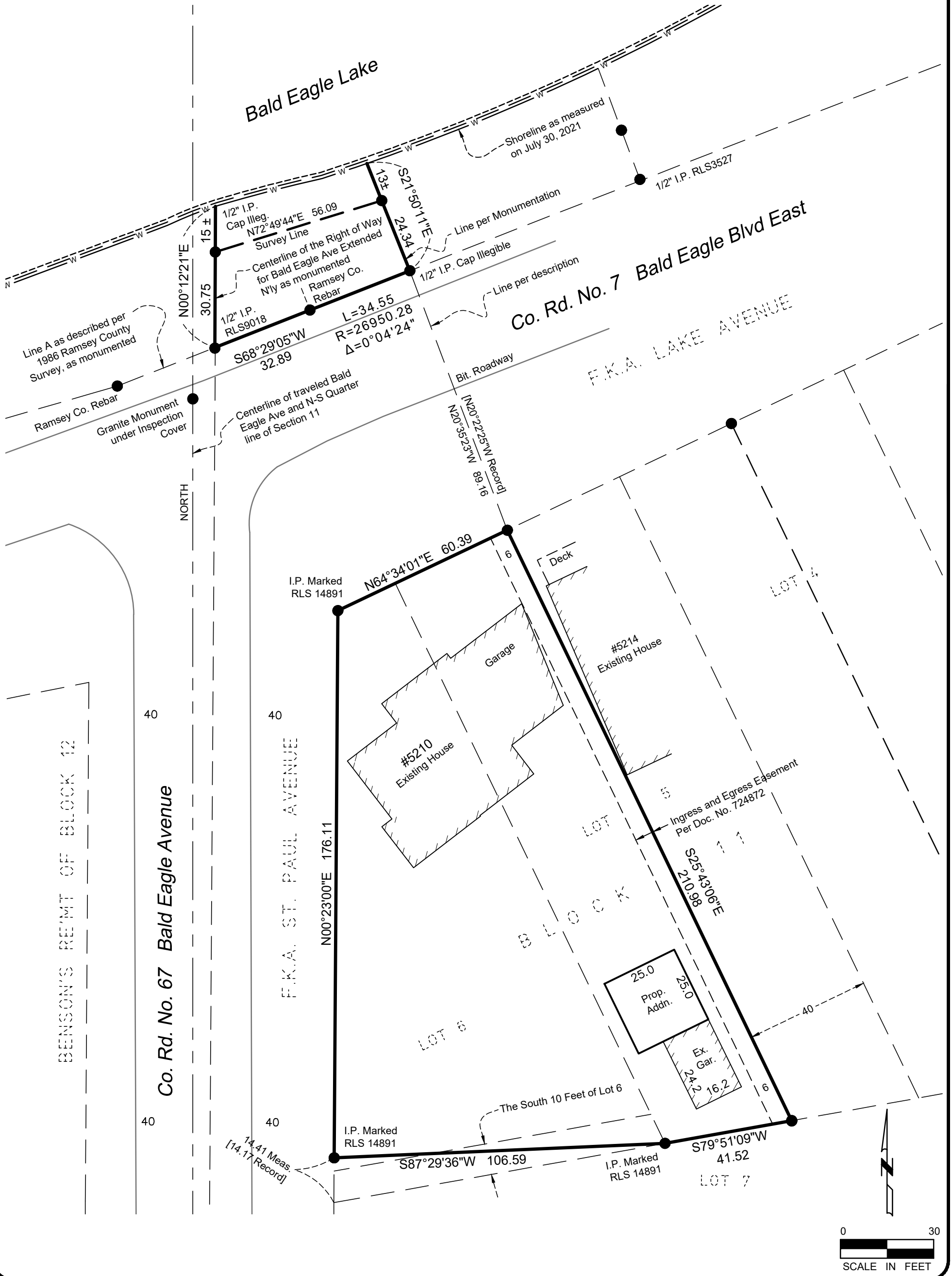
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