CITY OF CROSSLAKE
CITY COUNCIL
SPECIAL MEETING AND PUBLIC HEARING
5:00 P.M., MONDAY, JUNE 11, 2012
CITY COUNCIL CHAMBERS, CITY HALL
MINUTES

MEMBERS PRESENT: Mayor Darrell Schneider, Steve Roe, Dean Swanson, John Moengen and Rusty Taubert.
OTHERS PRESENT: Tom Swenson, City Administrator; Planning and Zoning Commissioners Mike Winkels, Gary Heacox, Nancy Addington and Dale Melberg; Kenneth Anderson, Community Development Director; Bryan Hargrave, Planner/GIS Coordinator; Mike Couri, City Attorney; Dave Reese, City Engineer.

SPECIAL MEETING/CALL TO ORDER: Mayor Darrell Schneider called the meeting to order at 5:00 P.M. He read the public notice for the purpose of the special meeting.

Appeal 2012-002, Schueller Properties LLC appeal of V2012-003 denial by the City of Crosslake Planning and Zoning Commission/Board of Adjustment

Ken Anderson gave a history of the application. He said that the Schueller's had done some fairly extensive land alterations without a City permit when initially developing the lot. He stated that the Crosslake Board of Adjustment considered the original variance application on July 23, 2010. It was denied. The City Council considered the appeal of that decision on September 13, 2010. This was also denied. The Schuellers then appealed to Crow Wing County District Court. In the interim, before a court date could be set, the variance standards were changed by the State. The applicant made a new after-the-fact variance application on March 23, 2012, to be evaluated using the new "practical difficulties" standard. The application was denied by the Board of Adjustment. Mr. Anderson went over the variance criteria that the Board of Adjustment had used to deny the second after-the-fact application. Mr. Anderson showed the Certificate of Survey that was submitted for the variance application. He showed the improvements that were done to the parcel by the Schuellers without a permit. He stated that there was about 1,200 sq. ft. of patio over the allowed 250 sq. ft. in the area of the lot outside of the building envelope (between 37.5 ft. and 75 ft. to the OHW of Cross Lake). He showed pictures of the improvements that were done. He pointed out that there were about nine 2 ft. high piers within the Shore Impact Zone (within 37.5 ft. of the OHW of Cross Lake). He further pointed out on the photos that the setback of the patio from the drainfield was roughly about 1.5 to 2 feet, which could cause the premature failure of the septic system. Another point of interest was around the dock area, where Mr. Anderson showed a retaining wall that had been built without a permit. He summed up by stating that the owner was told many times by contractors that the patio of that size was not allowed by City ordinance; however, he chose to construct the patios anyway. Steve Roe asked about the piers; he thought the lights had been removed from the piers. Mr. Anderson answered that they had changed the lighting on the piers, but that there was still lights on the piers. Discussion followed on this. Mr. Roe stated that Mr. Anderson had not commented on the cooling system that was discharging into the lake. Mr. Anderson said that the geothermal system was permitted. He fin-

ished by noting that the stormwater drainage plan submitted by the applicants for the City Council special meeting was not part of the packet materials submitted to the Board of Adjustment when they made their decision. He said that the applicants were not over the maximum impervious cover allowed of 25 percent, so the stormwater plan was not required. John Moengen asked about the amount of patio allowed on a lot this size. Discussion followed on this. Steve Roe said that he could make an argument that all the limits should be cut in half due to the fact that there is water on three sides of the lot.

Joseph J. Christensen, attorney for the Schuellers, thanked the City Council for rescheduling the meeting due to a health problem he had. Mr. Christensen said that it was an after-the-fact variance. He said that it would have been better for the applicants to have asked first before putting in the patios. Mr. Christensen made the point that the new variance standard is a practical difficulty standard, not a hardship standard. He then went over the findings of fact that was approved the Board of Adjustment. He had a problem with the findings of fact - he said that the evidence produced at the meeting did not support the findings of fact. Mr. Christensen then went over his issues with the findings of fact. He showed seven ghosted walkways of access to the lakeshore that the Schuellers would be allowed to construct because City ordinance allows one access path per 100 feet of shoreline. The lot has over 700 ft. of shoreline. Mr. Christensen reviewed the amount of impervious cover currently on the lot, including the "ghosted" walkways. The area of the "ghosted" walkways would add up to over 1,000 sq. ft., more than half of which would be in the Shore Impact Zone (within 37.5 ft. from the shoreline of Cross Lake). Mr. Christensen displayed an old survey, showing the development on the property in 2001. He said that a lot of the development was outside of the building envelope. He then went over what the Schuellers were proposing to do for the encroachment by the parking area along the south property line. He stated that the concrete surface on the south side of the line was over the setback line. The Schuellers went to the neighbor's to the south and asked for an easement of six feet that would serve as a new lot line. He said that it solves the problem from a practical standpoint. He said that with the easement, the setback was taken care of. He spoke of the retaining wall and the rip-rap. He said that the City does allow a retaining wall in the SIZ if there is an erosion problem. He stated that there was an erosion problem. He talked about the height of the rip-rap. He suggested that the property owner be required to put plantings in the upper part of the rip-rap; he said that they consulted with Beth Hippert of the Soil and Water Conservation District. He then went over the posts in SIZ. He said that the original posts were much higher; that after consultation with City staff, the posts were shortened and the lights are muted and downwardly lit and conformed to City standards. Mr. Christensen made some additional comments on other aspects of the parcel. He proposed some conditions of approval; the property owners should be charged a ten times after-the fact permit fee; they should follow the recommendations of Beth Hippert of the Soil and Water Conservation District and some other recommendations. Mr. Christensen made the point that the property is high-valued and unusual and the lot should be used to the highest and best use. He asked for the Council's favorable ruling. He ended by stating that the plantings along the patio were sheltering the patio from the view of the water.

Derrick Anderson, Engineer with Westwood, explained the proposed stormwater drainage plan for the lot. He said that the runoff from the roof was directed into catchment basins. He said that water off the parking area ran into an infiltration basin that is filled with rock. Steve

Roe made the point that he thought the catchment basin was a recent development. Ken Anderson said that it was his understanding that it had been in place for a number of years. Derrick Anderson pointed out that there are scuppers in the patio that catch water coming off the patio and it drains into three catchment basins. He talked about the path on the east side of the parcel. He stated that with very minor alterations, all of the water from the path would go into the rain garden without any runoff toward the lake. He said that there is a small depression in the trees that would make a nice area for a rain garden without removing any of the trees. He said they designed the system for a ten-year rain event, which is double the requirement of City ordinance. He said there would be very minor grading required. He showed the whole lot and all of the stormwater retention on the lot. Mr. Christensen opened the floor for questions.

Rusty Taubert stated that there was a lot of nice language about the lot, but it would have been much better if the applicant had followed the rules to begin with. Mr. Christensen agreed; however, he said that they were past that point and the City had a procedure for approving after-the-fact variances.

Mike Couri, City Attorney, said that it would probably be good to hear from Dave Reese, City Engineer about the stormwater drainage plan, since it had not been presented to the Board of Adjustment. Dave Reese noted that the Schuellers plan dealt with the stormwater drainage issues that he had brought up in the past. He said that it was good that they had designed for a ten-year storm event because of the nature of the development. Tom Swenson, City Administrator, asked about the water coming from the scuppers. He asked if it wouldn't be directed over the septic drainfield. Mr. Reese said that water would be directed over the drainfield, but he didn't know whether that would cause an early failure of the drainfield. Mr. Couri asked about the ten-year vs. the five-year stormwater requirement and also what would happen in the spring before the frost came out of the ground. Mr. Reese said that the City required a five-year stormwater plan would hold up to 20 percent of the stormwater. He said that in spring conditions with frost still in the ground, then some of the water would overflow and flow into the lake. Mr. Roe asked about the amount of water planned for in a five-year storm event vs. a ten-year storm event. Mr. Reese gave the amount of water for each of the storm events. Mr. Roe made the point that the sandy ground in the City quickly infiltrated the stormwater into the ground. Dean Swanson asked about the information that was presented in this meeting that was not presented to the Board of Adjustment. Mr. Couri said that the City Council is not bound by the decision of the Board of Adjustment. Mr. Christensen again went over the problems with the Board of Adjustment findings and decision from his perspective. He said that the new information was the stormwater plan that addresses the stormwater runoff issues. He said that much of the decision of the Board was about water quality and the stormwater plan addresses that issue. He stated that there was no evidence brought out that showed the amount of impervious cover affected the quality of lake water. Mr. Couri recalled that there was testimony from the City Engineer that the amount of impervious cover would affect water quality. Mr. Swanson said that it was a tough call. Mr. Taubert went over the issues and said that he didn't hear anything that dealt with the issues. Mr. Christensen said that the findings of fact basically only dealt with water quality issues and did not really take into account the other issues. Tom Swenson asked about the original plan. Ken Anderson showed the original permit issued in 2007, which stated that land alterations were not a part of the permit. John Moengen asked if this was about an after-the-fact permit or is this about storm-

water management. He said that the stormwater was being handled. However, he asked if this application was only about an after-the-fact variance approval, then he wanted to know what the City policy was on after-the-fact approvals of variances. He asked how the City has handled other after-the-fact approvals. Mr. Anderson answered that the stormwater will be dealt with. He reiterated the point that the applicants had been informed that they could not put in the patios and other land alterations and they went ahead and did it anyway without any consideration of the City requirements. The Council needed to decide whether that was good enough to overturn the denial of the after-the-fact variance application by the Board of Adjustment. Darrell Schneider asked if the application should be sent back to the Board of Adjustment. Mr. Anderson said that he would not recommend that the application be sent back because they had seen the application multiple times. He also said that the time limit of 120 days was coming up on June 19, 2012, so a decision needed to be made. Mr. Couri said that the State had a 120 day limit for an application timeline. The only way that could be lengthened would be with written permission from the applicant. Mr. Schneider commented that he lived about 2,000 feet south of the subject parcel. He said that he was always concerned with what was happening to the point (Arrowhead Point). He said that the development was very well thought out and he was in favor of reversing the decision of the Board of Adjustment. Mr. Couri asked that if the Council was going to make a decision on the appeal, then they use the draft resolution of approval or the draft resolution of denial that was included with the packet. He then asked Mr. Christensen to show the applicant's proposed conditions of approval (there were six of them). After further discussion, the City Council acted on the appeal.

MOTION 06PH1-01-12 WAS MADE BY DARRELL SCHNEIDER, SECOND BY RUSTY TAUBERT TO REVERSE THE DECISION OF THE BOARD OF ADJUSTMENT AND APPROVE V2012-003 BY ADOPTING RESOLUTION 12-11 WITH THE FOLLOWING CONDITIONS OF APPROVAL:

1. AN AFTER-THE-FACT ZONING PERMIT SHALL BE OBTAINED FOR THE PATIOS', THE PARKING AREA, THE RETAINING WALLS AND THE PATH. THE APPLICANT SHALL PAY A TEN TIMES AFTER-THE-FACT FEE FOR THE PERMIT AS REQUIRED IN CITY ORDINANCE.
2. NO FURTHER DEVELOPMENT OF PATIOS' SHALL BE ALLOWED ON THE PARCEL.
3. THE APPLICANT SHALL NOT DEVELOP ANY OTHER LAKE ACCESS PATHS.
4. THE RIP RAP ON THE WEST SIDE OF THE PARCEL THAT IS GREATER THAN 3 FEET HIGH SHALL BE ALLOWED.
5. ALL ON-SITE LIGHTING SHALL COMPLY WITH CITY ORDINANCE STANDARDS.
6. CITY STAFF SHALL BE CONTACTED TO CONDUCT A FINAL INSPECTION OF THE PROPERTY UPON COMPLETION OF ALL THE CONDITIONS OF APPROVAL.

BE IT FURTHER RESOLVED, THE APPLICANT AND CITY COUNCIL MUTUALLY AGREE TO THE FOLLOWING CONDITIONS PROPOSED AT THE APPEAL HEARING AND LISTED AS FOLLOWS:

1. OWNER TO PAY 10 TIMES AFTER-THE-FACT FEE.
2. RESTRICT ADDITIONAL WALKWAYS TO LAKE.
3. REQUIRE IMPLEMENTATION OF STORM WATER PLAN INCLUDING INSTALLATION OF RAIN GARDENS AND NATURAL PLANTINGS.
4. OBTAIN AND FOLLOW RECOMMENDATIONS OF BETH HIPPERT FOR PLANTINGS IN RAIN GARDENS.
5. RIP RAP ON WEST SHORE EXCEEDING 3 FOOT MAXIMUM TO BE SCREENED WITH SHRUBS AND TREES PER RECOMMENDATIONS OF BETH HIPPERT.
6. OWNER TO INSTALL ADDITIONAL EROSION CONTROL MEASURES AT POINT OF GEOTHERMAL SYSTEM OVERFLOW DISCHARGE PER WESTWOOD'S RECOMMENDATIONS.

MOTION CARRIED ON A FOUR TO ONE VOTE, WITH SCHNEIDER, SWANSON, TAUBERT AND MOENGEN VOTING "AYE" AND ROE VOTING "NAY".

MOTION BY DARRELL SCHNEIDER, SECOND BY JOHN MOENGEN TO CLOSE THE MEETING AT 6:57 P.M. MOTION CARRIED WITH ALL "AYES."

Minutes Respectfully Prepared by Bryan Hargrave

Bryan S. Hargrave

Attachment: Resolution 12-11

RESOLUTION NO. 12-11
CITY OF CROSSLAKE
COUNTY OF CROW WING
STATE OF MINNESOTA

Parcel ID Number(s): 1410200090A0009
Case Number: Appeal 2012-003 of denial of Variance 2012-003
Property Owner: Schueller Properties LLC and Holly Voigt, Trustee
Legal Description: The property is described as Outlot A of Arrowhead Point, Section 30, Township 137 North, Range 27 West, Crosslake, MN. The property is located at 12697 Arrowhead Lane.

Pursuant to due call and notice thereof, a special meeting and public hearing of the City Council of the City of Crosslake, Minnesota, was held on the 11th day of June, 2012. Mayor Darrell Schneider and City Council Members John Moengen, Steve Roe, Dean Swanson, and Rusty Taubert were present.

Motion 09PH1-02-10 was made by Darrell Schneider to introduce the following Resolution No. 12-11, and moved its adoption:

WHEREAS, the applicant, SCHUELLER PROPERTIES LLC, is requesting approval of after-the-fact variances to allow approximately 1,638 sq. ft. of patio in the lake setback area between 37.5 ft. and 75 ft. from the Ordinary High Water mark (OHW) of Cross Lake (surveyed 1,803 sq. ft.) vs. the 250 sq. ft. allowed (400 sq. ft. with a Conditional Use Permit), construction of a hard surface parking area approximately 6 ft. from the side lot line vs. the required 10 ft. setback, allow a retaining wall within the Shore Impact Zone (SIZ) along the West lot line/OHW, allow rip rap along the West lot line/OHW exceeding the maximum 3 ft. height allowed, allow nine stone posts within the SIZ, and allow mulch walkways and landscaping within the SIZ and outside of the lake access path, all in the R-3, Medium Density Residential zoning district, and

WHEREAS, City Ordinance allows patios limited in size only by the 25 percent impervious cover on a parcel outside of the 75-foot setback from the ordinary high water level (OHW) in the R-3, Medium Density Residential zoning district, and

WHEREAS, City Ordinance allows patios with a maximum size of 250 sq. ft. between 37.5 ft and 75 ft. from the OHW as a permitted use and patios with a maximum size of 400 sq. ft. with the approval of a Conditional Use Permit in the R-3, Medium Density Residential zoning district, and

WHEREAS, City Ordinance requires a minimum 10-foot side yard setback for driveways and parking areas in the R-3, Medium Density Residential zoning district, and

WHEREAS, City Ordinance limits the height of rip-rap to three feet in all zoning districts, and

WHEREAS, retaining walls are allowed by City Ordinance only for "*existing erosion problems*" in the setback area, and

WHEREAS, the applicant specified that there are practical difficulties as a justification for the construction of the patios' and the parking area, and

WHEREAS, City ordinance states that development that is done without a required zoning permit is subject to a ten times after-the-fact fee, and

WHEREAS, the Crosslake Planning and Zoning Commission/Board of Zoning Adjustment denied V2012-003 after conducting a public hearing on March 23, 2012, and

WHEREAS, an written appeal was filed on behalf of the applicants by Joseph J. Christensen on March 26, 2012, and

WHEREAS, a copy of the Certificate of Survey showing the location of the existing improvements is attached hereto as EXHIBIT A, and

WHEREAS, an area map showing the location of the property is attached hereto as EXHIBIT B, and

WHEREAS, the public hearing notice was published and mailed per ordinance requirements and said notice was forwarded to the Minnesota Department of Natural Resources and comments were received, and

WHEREAS, comments were received from Dave Reese, City Engineer, and

WHEREAS, the appeal public hearing was held on June 11, 2012, and all public comment was received both verbally and in writing.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Crosslake makes the following findings of fact and decision:

FINDINGS OF FACT

1. The City Council finds that the 1,638 sq. ft. of patios in the setback area (surveyed 1,803 sq. ft.) will not alter the essential character of the neighborhood and the applicant has demonstrated practical difficulties sufficient to justify approval of the variance application.
2. The City Council finds that the setback issue for the parking area south of the garage has been settled with the procured ten-foot easement from the neighbor to the south.
3. The patios and parking area do not cause the impervious cover for the lot to go over the 25 percent maximum allowed by City ordinance.
4. The existing driveway and part of the parking area in front of the garage do not meet the structure setback requirement for driveways from the OHW of Cross Lake (75 ft.). However, the existing driveway location has been in place for many years and is grandfathered. It does not need a variance to stay in place.
5. The "practical difficulties" standard to approve a variance application has been met.
    a. The variance is in harmony with the purposes and intent of the ordinance.
    b. The variance is consistent with the Comprehensive Plan
    c. The application puts the property to use in a reasonable manner with the patios in the setback area because of the unique configuration of the lot at the end of a peninsula.
    d. The variance will not alter the essential character of the locality because the patios are unobtrusive from Cross Lake and do not put the impervious cover for the lot over 25 percent.

DECISION

Accordingly, based on the findings set out above and the records before it, the Crosslake City Council APPROVES Appeal 2012-002 of the Planning and Zoning Commission/Board of Adjustment denial of Variance 2012-003, an after-the-fact variance for Schueller Properties, LLC to allow approximately 1,638 sq. ft. of patio (surveyed 1,803 sq. ft.) in the lake setback area between 37.5 ft. and 75 ft. from the Ordinary High Water mark (OHW) of Cross Lake vs. the 250 sq. ft. allowed (400 sq. ft. with a Conditional Use Permit), construction of a hard surface parking area approximately 6 ft. from the side lot line vs. the required 10 ft. setback, allow a retaining wall within the Shore Impact Zone (SIZ) along the West lot line/OHW, allow rip rap along the West lot line/OHW exceeding the maximum 3 ft. height allowed, allow nine stone posts within the SIZ, and allow mulch walkways and landscaping within the SIZ and outside of the lake access path, all in the R-3, Medium Density Residential zoning district.

BE IT FURTHER RESOLVED, approval of Appeal 2012-002 shall be subject to the following conditions:

1. An after-the-fact zoning permit shall be obtained for the patios', the parking area, the retaining walls and the path. The applicant shall pay a ten times after-the-fact fee for the permit as required in City ordinance.
2. No further development of patios' shall be allowed on the parcel.
3. The applicant shall not develop any other lake access paths.

4. The rip rap on the west side of the parcel that is greater than 3 feet high shall be allowed.
5. All on-site lighting shall comply with City ordinance standards.
6. City Staff shall be contacted to conduct a final inspection of the property upon completion of all the conditions of approval.

BE IT FURTHER RESOLVED, the applicant and City Council mutually agree to the following conditions proposed at the appeal hearing and listed as follows:

1. Owner to pay 10 times after-the-fact fee.
2. Restrict additional walkways to lake.
3. Require implementation of storm water plan including installation of rain gardens and natural plantings.
4. Obtain and follow recommendations of Beth Hippert for plantings in rain gardens.
5. Rip rap on west shore exceeding 3 foot maximum to be screened with shrubs and trees per recommendations of Beth Hippert.
6. Owner to install additional erosion control measures at point of geothermal system overflow discharge per Westwood's recommendations.

BE IT FURTHER RESOLVED, the applicant or interested parties may appeal the City Council's decision to District Court.

The motion for adoption of the foregoing Resolution was duly seconded by Rusty Taubert and upon vote being taken thereon, the following voted in favor thereof: Darrell Schneider, John Moengen, Dean Swanson, and Rusty Taubert.

The following voted against: Steve Roe.
The following abstained from the vote: None.

Approved and adopted by the City Council of the City of Crosslake this 11th day of June, 2012, by a 4/5's vote.

Darrell Schneider, Mayor

ATTEST:

Jennifer D. Max
City Clerk

Attachments: Exhibit A and Exhibit B

CERTIFICATE OF SURVEY

PART OF OUTLOT A, ARROWHEAD POINT,
SECTIONS 29 & 30, TOWNSHIP 137 NORTH, RANGE 27 WEST,
CROW WING COUNTY, MINNESOTA

EXHIBIT A

LEGAL DESCRIPTION PROVIDED BY CLIENT

That part of OUTLOT A, ARROWHEAD POINT, according to the recorded plat thereof, Crow Wing County, Minnesota, lying Northeasterly of the following described line:
Commencing at the corner common to Lot 15 and Lot 16, said plat; thence North 46 degrees 58 minutes 00 seconds East, assumed bearing, along the common line of said Lot 15 and the Southeasterly right-of-way line of Arrowhead Lane 150.00 feet; thence North 43 degrees 48 minutes 59 seconds East 334.46 feet to the common line of said OUTLOT A and the PUBLIC COMMONS, said plat; thence North 25 degrees 25 minutes 34 seconds East 156.41 feet; thence North 33 degrees 40 minutes 32 seconds East 100.46 feet; thence North 44 degrees 43 minutes 03 seconds East 203.09 feet; thence North 41 degrees 05 minutes 21 seconds East 102.73 feet; thence North 46 degrees 05 minutes 28 seconds East 147.27 feet; thence North 34 degrees 57 minutes 28 seconds East 87.40 feet; thence North 45 degrees 35 minutes 40 seconds East 92.12 feet; thence North 55 degrees 29 minutes 07 seconds East 67.78 feet to a point hereafter referred to as Point "A"; thence North 44 degrees 01 minute 26 seconds West 28 feet, more or less, to the shoreline of Cross Lake and point of beginning of the line to be herein described; thence South 44 degrees 01 minute 26 seconds East 258 feet, more or less, to the shoreline of Cross Lake and said line there terminating.

Subject to easements, restrictions, and reservations of record.

IMPERVIOUS CALCULATIONS

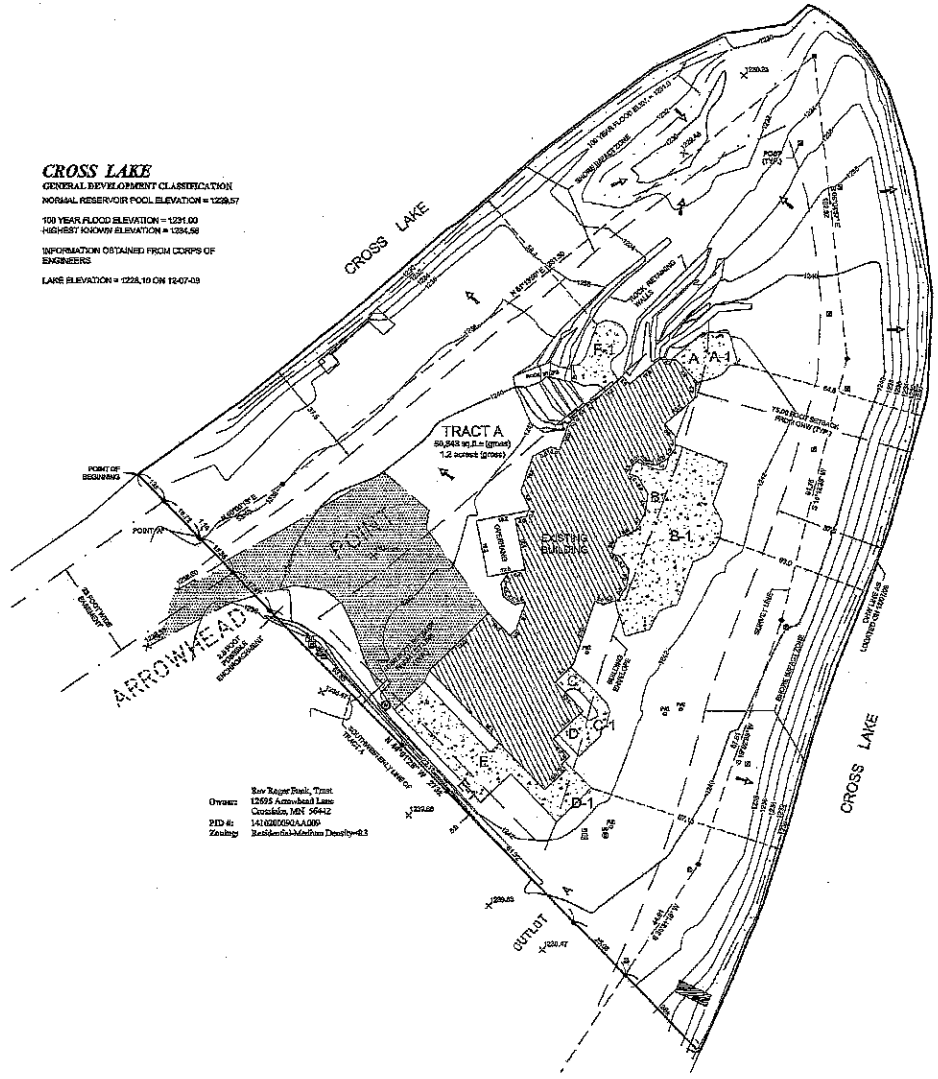
EXISTING		Impervious Area (sq.ft.)	Gross Area (sq.ft.)	Percent Impervious (sq.ft.)
Structures	Building	4,794	59,843	8.4%
	Overhangs	257	59,843	0.5%
	Deck	49	59,843	0.0%
Gravel	Driveway	5,115	59,843	8.1%
Other	Concrete	2,038	59,843	3.0%
Total		12,252	59,843	20.1%

CONCRETE AREAS WITHIN BUILDING ENVELOPE

A = 112 SQ. FT.
B = 343 SQ. FT.
C = 89 SQ. FT.
D = 67 SQ. FT.
E = 637 SQ. FT.

CONCRETE AREAS OUTSIDE OF BUILDING ENVELOPE

A-1 = 151 SQ. FT.
B-1 = 1080 SQ. FT.
C-1 = 95 SQ. FT.
D-1 = 75 SQ. FT.
E-1 = 168 SQ. FT.
F-1 = 257 SQ. FT.



CROSS LAKE

GENERAL DEVELOPMENT CLASSIFICATION

NORMAL RESERVOIR POOL ELEVATION = 1229.57

100 YEAR FLOOD ELEVATION = 1231.00
HIGHEST KNOWN ELEVATION = 1234.58

INFORMATION OBTAINED FROM CORPS OF ENGINEERS

LAKE ELEVATION = 1228.10 ON 12-07-09

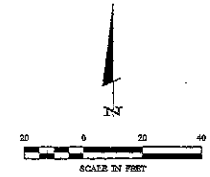
LEGEND

- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING IRONS EXISTING A PROPERTY
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- DENOTES MONUMENT FOUND
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES SPOT ELEVATION (EXISTING GRADE)

ORIENTATION OF THE BEARING SYSTEM IS BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY OF ARROWHEAD LANE COMMON TO LOTS 15-18 TO HAVE AN ASSUMED BEARING OF N46°58'00" E.

NOTES:

1. Contour Interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 6-21-2010.
2. Zoning for subject tract = "Residential-Medium Density-R3".
3. There are no bluffs or wet lands within surveyed property. Therefore Net Area as shown is the same as Gross Area as shown.
4. Parcel ID of subject parcel: 14162000090AA009.
5. The property address of subject parcel: 12697 Arrowhead Ln.



CERTIFICATE OF SURVEY
Schueller Properties, LLC
Chip Lehmiller
Crosslake Property Solutions
P.O. Box 810
Crosslake, MN 56442

PROJECT NAME: CHIP
CERTIFIED BY: CHIP
DRAWN BY: ANDREW
PROJECT No.: 19107
FILE NAME: 19107
DWG: 19107.dwg
FIELD BOOK: BOOK 401 PG. 49
DATE: 9-23-2010
SCALE: 1"=20'
REV. NONE
SHEET 1 OF 1

REVISIONS

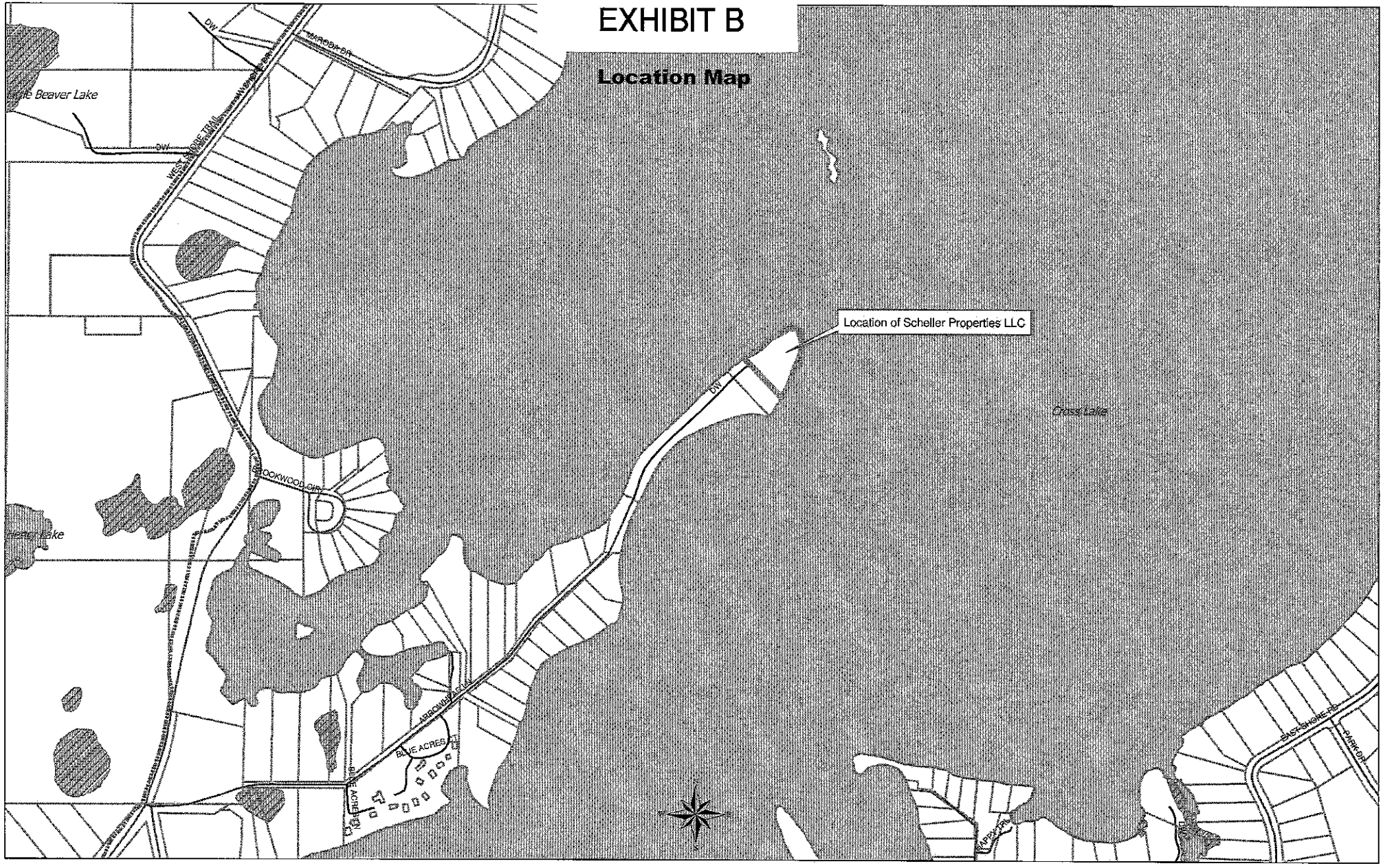
DATE	DESCRIPTION	BY

NORTH CENTRAL LAND SURVEYING, INC.
P.O. Box 879
Baxter, MN 56425
Phone: 218-829-4518
www.northcentrallandsurveying.com

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.

ORIGINAL SIGNATURE PRESENT

DATE: 9-23-10 LIC. NO. 44987

EXHIBIT B

Location Map