



*Morrison County will provide cost effective, high quality
Services to county residents in a friendly and respectful manner.*

Land Services Department

213 S.E. 1st Ave
Little Falls, MN 56345
Telephone - 320-632-0170
Fax - 320-632-0174
Toll Free 866-401-1111

July 30, 2021

Meadowcroft Revoc Living Trust
Attn: Art Meadowcroft
5135 Holly Ln #2
Plymouth, MN 55446

RE: Bluff Review of PIN: 29.1113.000, 1114, 1115

Dear Art,

I'm sending this letter as a follow up to our discussion in the Land Services Office on July 22, 2021 regarding your three lots on Fish Trap Lake. You were proposing to adjust these properties to result in two lots, one adjacent to the lake and one adjacent to the road, with the intent of building a dwelling near the road in the future. There was a concern as to whether the presence of a bluff on these lots would restrict future development.

You had provided a letter, dated June 10, 2021, as well as an updated letter, dated June 24, 2021, from David Crook stating that he had reviewed the 1996 survey of these proposed lots and had determined that neither of the lots had bluff characteristics.

As you'll recall during our discussion, we were concerned that the letter didn't state how that was determined. In essence, no work was shown. The decision was made that, rather than require your surveyor provide additional information supporting his conclusions, the Land Services office I would review the County's LiDAR elevation information on these lots and produce a map that detailed what bluff characteristics, if any, were present assuming we would be able to reproduce the conclusions of your surveyor.

Enclosed is the map that I produced during my review of the elevation contours of your lots. To summarize, I was able to determine that there are bluff conditions on the proposed lot adjacent to the lake, which contradicts your surveyor's findings. An onsite survey is likely more accurate than our LiDAR elevation data so future survey work may prove to provide more information showing that there actually is no bluff on the property adjacent to the lake.

On the proposed lot adjacent to the road, I was able to agree with your surveyor in that bluffs do not appear to be present.

MAP KEY — all measurements were to scale and utilized County LiDAR information projected through the County's online interactive mapping program.

- Measurement "A":
 - Slope measurement from the bluff toe, as defined, to an elevation 25ft or more above the ordinary high water level. I was able to achieve a 30% slope here which means there is likely a bluff in this area
- Measurement "B" and "C":
 - Slope measurement from the bluff toe, as defined, to an elevation 25ft or more above the ordinary high water level. I was not able to achieve a 30% slope here which means there is likely not a bluff here.
- Area "D":
 - I was not able to locate any slopes in this area that would indicate there is bluffs in this area. The measurement shown in the steepest portion of this lot and only achieved 21.9%

If you have questions please feel free to call me at 320-632-0100.

Sincerely,

A handwritten signature in cursive script, appearing to read "Galen Gruber".

Galen Gruber
Shoreland Specialist
320-632-0100

Enclosed: County Bluff Review map dated 7/28/2021

CC: Parcel file in County permitting program.

(A) $25' / 82.35' \Rightarrow 30.35\%$
Fish Trap Lake

Toe = OHWL

291108000
1278
1280
1282
291109000
1298

291110000
1304
1306

25' above OHWL
291111000
1310
1312
1314
1316
1318

9' / 50' $\Rightarrow$ 18%
"TOP"

291112000

1320
1322
1324
1326
1328
1330

30' setback

TOE 18' 30'

21.9%
16' / 72.9'

291117000

1332
1334
1336
1338
1340
1342

Preliminary
Bluff Review

FISH TRAP LAKE DR

7-28-2021

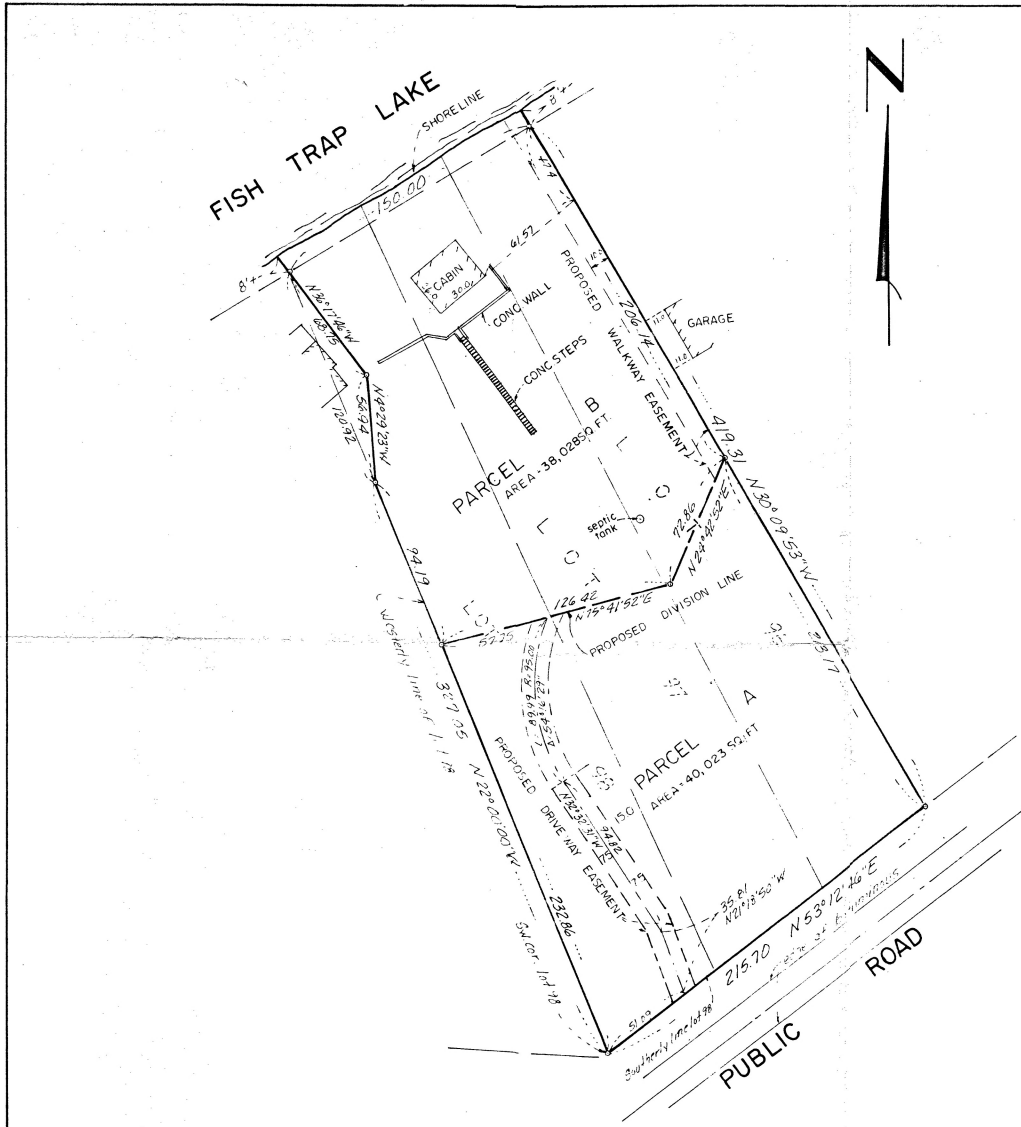
Reviewed by
Caleb Gibson
Morris County

ARCTIC RD

290457000

50 ft





EXISTING LEGAL DESCRIPTION

Lots 96, 97, and Lot 98, PANS SHORE LOTS OF FISH TRAP LAKE, Morrison County, except that part of Lot 98 described as follows:

Commencing at the southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing, 327.05 feet along the westerly line of said Lot 98 to the point of beginning; thence NORTH 4 degrees 29 minutes 23 seconds West 56.94 feet; thence North 36 degrees 17 minutes 46 seconds West 68.75 feet to said west line of Lot 98; thence South 22 degrees 00 minutes 00 seconds East 120.92 feet along said westerly line of Lot 98 to the point of beginning.

PROPOSED LEGAL DESCRIPTION

PARCEL A

That part of Lots 96, 97, and Lot 98 PANS SHORE LOTS OF FISH TRAP LAKE, Morrison County, lying southerly of the following described line.

Commencing at the Southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing, 232.86 feet along the westerly line of said Lot 98 to the point of beginning of the line to be described; thence North 75 degrees 41 minutes 52 seconds East 126.42 feet; thence North 24 degrees 42 minutes 52 seconds East 72.86 feet to the easterly line of said Lot 96.

Subject to a 15.00 foot wide easement for driveway purposes across said Lot 98, the center line of said 15.00 foot wide easement is described as follows:

Commencing at the southwest corner of said Lot 98; thence North 53 degrees 12 minutes 46 seconds East, assumed bearing, 51.09 feet along the southerly line of said Lot 98 to the point of beginning of the line to be described; thence North 21 degrees 18 minutes 50 seconds West 35.81 feet; thence North 32 degrees 32 minutes 31 seconds West, 94.82 feet; thence northerly a distance of 89.99 feet, along a tangential curve concave to the east having a radius of 95.00 feet and a central angle of 54 degrees 16 minutes 29 seconds to the northerly line of said Parcel A, and said center line there terminating.

Together with a 10.00 foot wide easement for walkway purposes across the northeasterly 10.00 feet of said Lot 96 lying northerly of the following described line.

Commencing at the Southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing, 232.86 feet along the westerly line of said Lot 98 to the point of beginning of the line to be described; thence North 75 degrees 41 minutes 52 seconds East 126.42 feet; thence North 24 degrees 42 minutes 52 seconds East 72.86 feet to the easterly line of said Lot 96.

PARCEL B

That part of Lots 96, 97, and Lot 98 PANS SHORE LOTS OF FISH TRAP LAKE, Morrison County, lying northerly of the following line.

Commencing at the Southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing, 232.86 feet along the westerly line of said Lot 98 to the point of beginning of the line to be described; thence North 75 degrees 41 minutes 52 seconds East 126.42 feet; thence North 24 degrees 42 minutes 52 seconds East 72.86 feet to the easterly line of said Lot 96.

Commencing at the southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing 327.05 feet along the westerly line of said Lot 98 to the point of beginning; thence North 4 degrees 29 minutes 23 seconds West 56.94 feet; thence North 36 degrees 17 minutes 46 seconds West 68.75 feet to said west line of Lot 98; thence South 22 degrees 00 minutes 00 seconds East 120.92 feet along said westerly line of Lot 98 to the point of beginning.

Together with a 15.00 foot wide easement for driveway purposes across Lot 98, the center line of said 15.00 foot wide easement is described as follows:

Commencing at the southwest corner of said Lot 98; thence North 53 degrees 12 minutes 46 seconds East, assumed bearing, 51.09 feet along the southerly line of said Lot 98 to the point of beginning of the line to be described; thence North 21 degrees 18 minutes 50 seconds West 35.81 feet; thence North 32 degrees 32 minutes 31 seconds West, 94.82 feet; thence northerly a distance of 89.99 feet, along a tangential curve concave to the east having a radius of 95.00 feet and a central angle of 54 degrees 16 minutes 29 seconds to the southerly line of said Parcel B, and said center line there terminating.

Subject to a 10.00 foot wide easement for walkway purposes across the northeasterly 10.00 feet of said Lot 96 lying northwesterly of the following described line:

Commencing at the Southwest corner of said Lot 98; thence North 22 degrees 00 minutes 00 seconds West, assumed bearing, 232.86 feet along the westerly line of said Lot 98 to the point of beginning of the line to be described; thence North 75 degrees 41 minutes 52 seconds East 126.42 feet; thence North 24 degrees 42 minutes 52 seconds East 72.86 feet to the easterly line of said Lot 96.

DEMARS - GABRIEL
LAND SURVEYORS, INC.

3030 Harbor Lane No.
Plymouth MN 55441
Phone (612) 558-0908

I hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and of the location of all buildings, if any, thereon, and all visible encroachments, if any, from or on said land.

As surveyed by me this 10th day of August, 1996

[Signature]

Minn. Reg. No. 22411 [Signature]

File No.

9241

Book - Page

Scale

1" = 40'

PREPARED FOR

ART

MEADOW CROFT

DEMARS- GABRIEL LAND SURVEYORS, INC.

2317 WEST 93RD STREET BLOOMINGTON, MN 55431

Phone 763-559-0908 612-751-6785

dec@qwestoffice.net

June 24, 2021

Mr. Art Meadowcroft
30871 Fish Trap Lake Drive
Cushing, MN 56443
artmeadowcroft@comcast.net

RE: 30871 Fish Trap Lake Drive-Cushing MN

Art;

With regards to the referenced property, I am responding to your concerns as they relate to the county bluff definitions and criteria, and their impact on said property.

On 4/27/21 you forwarded a survey drawing labeled Demars Gabriel Land Surveyors, Inc. dated 8/14/96, intended to represent the referenced address, and Lots 96, 97 & 98, PAN'S SHORE LOTS OF FISH TRAP LAKE. I have examined the bluff definitions and property topographic information as they relate to the parcels depicted in said survey and do not see that the, lake fronted (northerly) portion, Parcel B, shown on said survey, contains the items required to define a bluff.

Sincerely,



David E. Crook, L.S.
MN Lic. No. 22414

Revised: 7/16/2021

DEMARS- GABRIEL LAND SURVEYORS, INC.

2317 WEST 93RD STREET BLOOMINGTON, MN 55431

Phone 763-559-0908 612-751-6785

dec@qwestoffice.net

June 10, 2021

Mr. Art Meadowcroft
30871 Fish Trap Lake Drive
Cushing, MN 56443
artmeadowcroft@comcast.net

RE: 30871 Fish Trap Lake Drive-Cushing MN

Art;

With regards to the referenced property, I am responding to your concerns as they relate to the county bluff definitions and criteria, and their impact on said property.

On 4/27/21 you forwarded a survey drawing labeled Demars Gabriel Land Surveyors, Inc. dated 8/14/96, intended to represent the referenced address, and Lots 96, 97 & 98, PAN'S SHORE LOTS OF FISH TRAP LAKE. I have examined the bluff definitions and property topographic information as they relate to the parcels depicted in said survey and do not see that the, road fronted (southerly) portion, Parcel A, shown on said survey, contains the items required to define a bluff.

Sincerely,



David E. Crook, L.S.
MN Lic. No. 22414

Revised: 7/16/2021