

OFFICIAL

9830

#2556

THE PINES OF FAWN LAKE

FERNWOOD

ACRES

BLOCK

FAWN LAKE ROAD

CWC ROW PLAT NO. 6

UNPLATTED

FAWN LAKE ROAD

CWC ROW PLAT NO. 6

LOT 2

LOT 1

LOT 1

LOT 1

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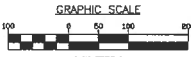


22395 Division Road
Baltimore, MD 21240

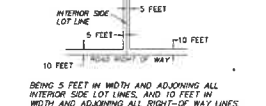
(210)820-2750 OFFICE

- LEGEND**
- DENOTES 1/2" HIGH IRON PIPE SET AND MARKED WITH RLS 36285 CAP.
 - DENOTES FOUND SURVEY MONUMENT
 - DENOTES FOUND TELLTALE MONUMENT
 - △ DENOTES DELINEATED WETLAND

BEARING ORIENTATION:
Clockwise from True North



DRAINAGE AND UTILITY EASEMENT ARE AS SHOWN BELOW



1/4" CORNER
SECTION 1
T14 R30

1/4" CORNER
SECTION 1
T14 R30

24,820

COPPERUD ADDITION TO BREEZY POINT

KNOW ALL PERSONS BY THESE PRESENTS THAT GREATER DES MONIES ICE CENTER, LLC, a Colorado limited liability company, the owner of the following described property situated in the County of Crow Wing, State of Minnesota, to wit:

12 ACRES TRACT That part of Government Lot Two (2) Section Fifteen (15), Township One hundred thirty-six (136), Range Twenty-eight (28), described as follows:

Commencing at the Northwest corner thereof, thence South 1 degree 23 minutes 25 seconds East 33.00 feet to the actual point of beginning of the tract to be hereinafter described; thence North 89 degrees 20 minutes 43 seconds East 332.00 feet; thence South 88 degrees 58 minutes 20 seconds East 500.00 feet; thence South 79 degrees 10 minutes 08 seconds East 501.75 feet, more or less to its intersection with the projection of the line of the tract described in Block 208 of Dennis, page 186; thence South 29 degrees 58 minutes 43 seconds East along said projected line and Westerly line of said East and West line 514.81 feet, more or less, to the shore of Pelican Lake; thence Northerly along said shore 875.00 feet, more or less, to the West line of said Government Lot 2; thence North 1 degree 23 minutes 25 seconds West along said West line 887.00 feet, more or less, to the point of beginning, containing 12.00 acres more or less. Subject to easements, reservations or restrictions of record if any.

Has caused the same to be surveyed and placed as COPPERUD ADDITION TO BREEZY POINT and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said GREATER DES MONIES ICE CENTER, LLC, a Colorado limited liability company has caused these presents to be signed by its proper officer the 1st day of October, 2018.

Signed: GREATER DES MONIES ICE CENTER, LLC

Gary Copperud
Manager

STATE OF Minnesota
COUNTY OF Crow Wing

This instrument was acknowledged before me the 1st day of October, 2018, by Gary Copperud, Manager of GREATER DES MONIES ICE CENTER, LLC, a Colorado limited liability company, on behalf of the company.

Printed Name: Gary Copperud
Notary Public: Crow Wing County, Minnesota
My Commission Expires: Jan 31, 2020

I, Chad M. Conner, do hereby certify that this plat was prepared by me or under my direct supervision, that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey, that all measurements depicted on this plat are correctly depicted on the plat, that all measurements depicted on the plat have been, or will be correctly set within one year, that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated the 1st day of October, 2018

Chad M. Conner, Licensed Land Surveyor
Minnesota License Number 41843

STATE OF MINNESOTA
COUNTY OF CROW WING

This foregoing Surveyor's Certificate was acknowledged before me the 1st day of October, 2018, by Chad M. Conner, Land Surveyor, Minnesota License Number 41843.

Printed Name: Chad M. Conner
Notary Public: Crow Wing County, Minnesota
My Commission Expires: 01-31-2020

CROW WING COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Chapter 272.12, that there are no delinquent taxes on the land hereinbefore described on this plat and transfer and pursuant to Chapter 505.011, Subd. 9, taxes payable for the year 2018 on the land hereinbefore described have been paid the 21st day of December, 2018.

Dated this 21st day of December, 2018
Auditor/Treasurer
Crow Wing County, Minnesota

CITY COUNCIL, BREEZY POINT, MINNESOTA

This plat of COPPERUD ADDITION TO BREEZY POINT was approved and accepted by the City Council of the City of Breezy Point, at a regular meeting thereof held the 1st day of September, 2017, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

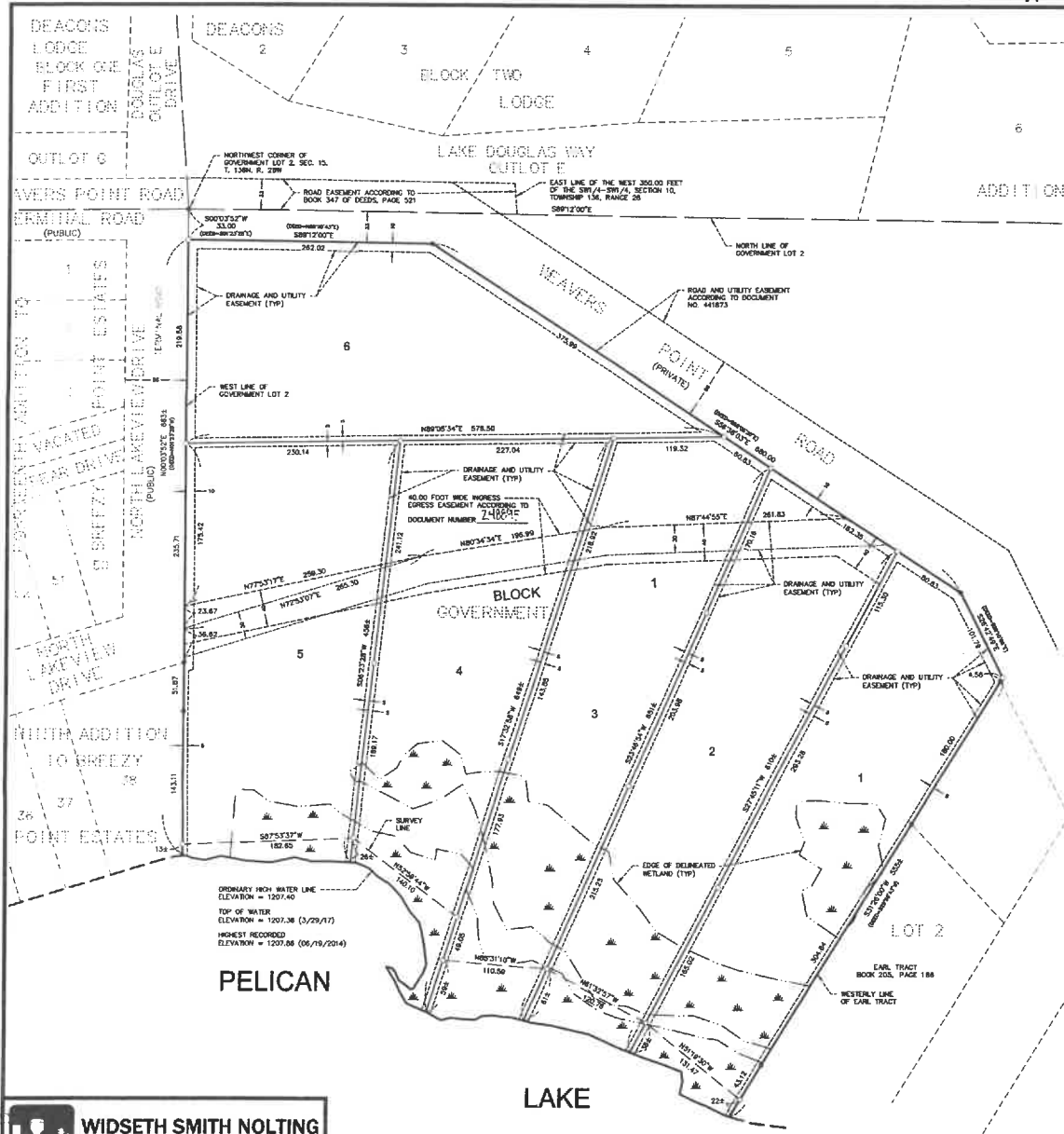
City Council, City of Breezy Point, Minnesota

By: Thomas R. Schell
Mayor

By: [Signature]
City Administrator/Clerk



SCALE (IN FEET)
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
NORTH ARROW INDICATED ON THE PLAT AND THE
ELEVATIONS BASED ON NAVD 83 DATUM
BENCH MARK IS WATER GAUGE ON WIND WALL OF OUTLET
STRUCTURE BE PIERCE PELICAN LAKE AND LAKE
ORLANDA. ELEVATION IS 1207.00 FEET
• DENOTES FOUND BENCH MARK
• DENOTES 12 INCH DIAL FOR 1/2 INCH LONG IRON
PIRE MONUMENT SET AND MARKED AS A WALK
• DENOTES DELINEATED WETLAND



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental