

PRELIMINARY PLAT THE PINES OF FAWN LAKE

LAND AREA:
57.41 ACRES

MINIMUM LOT REQUIREMENTS:
MINIMUM LOT AREA = 5 Acres
MINIMUM LOT WIDTH = 300 feet

WETLAND:
Delineated by Mitch Brinks, Certified Wetland
Delineator # 1007, on 5/13/2024.

OWNER-DEVELOPER:
Greg Haglin

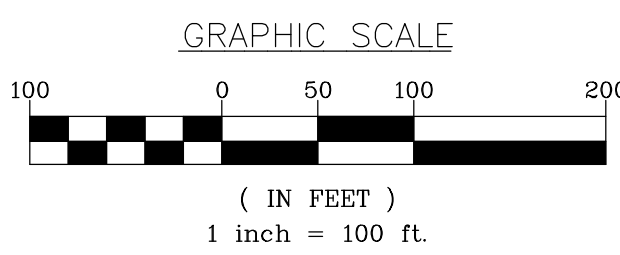
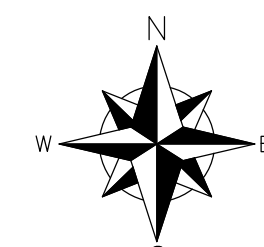
SITE LOCATION:
Fawn Lake Road
Crosslake, MN, 56442

PARCEL No.
10010542, 10010543

ZONED:
Wooded Residential (WR)

SURVEYOR:
ARRO Land Surveying of Brainerd, INC.
20396 Division Road
Brainerd, MN 56401
(218) 820-2738

PREPARED:
5/15/2024



BEARING ORIENTATION:
Crow Wing County Coordinate System (NAD83)

LEGEND

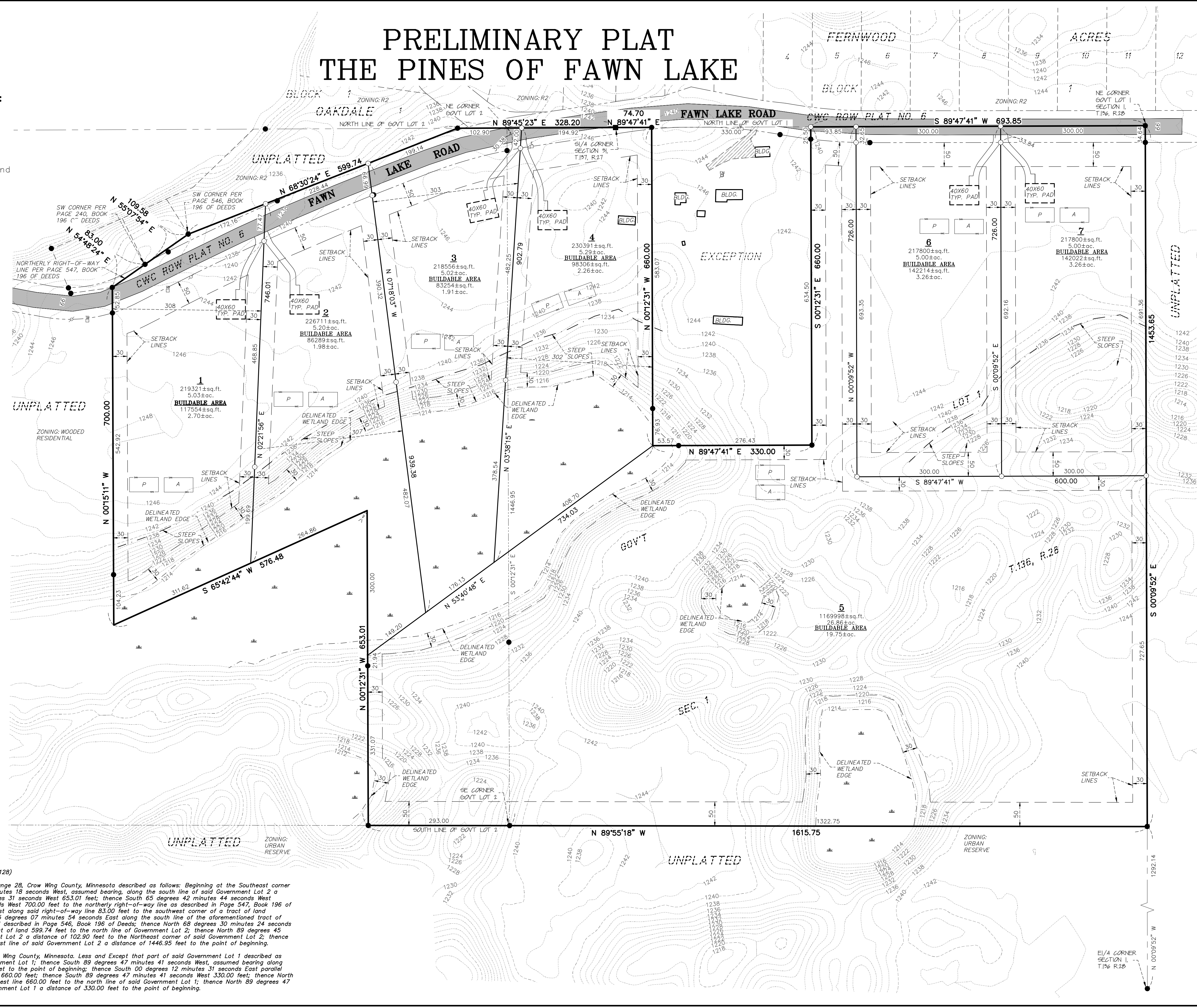
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED WITH RLS 59285 CAP.
- DENOTES FOUND SURVEY MONUMENT
- DENOTES FOUND TELSAR MONUMENT
- DENOTES TELEPHONE PEDESTAL
- DENOTES ELECTRIC BOX
- DENOTES UTILITY POLE
- ▨ DENOTES APPROXIMATE WETLAND
- ▨ DENOTES GRAVEL SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- 1220--- DENOTES 2 FOOT CONTOURS (LIDAR)
- DENOTES PRIMARY AND ALTERNATE SEPTIC SITES

EXISTING DESCRIPTION - (Per Doc. Nos.: 988394, 986128)

That part of Government Lot 2, Section 1, Township 136, Range 28, Crow Wing County, Minnesota described as follows: Beginning at the Southeast corner of said Government Lot 2; thence North 89 degrees 55 minutes 18 seconds West, assumed bearing, along the south line of said Government Lot 2 a distance of 293.00 feet; thence North 00 degrees 12 minutes 31 seconds West 653.01 feet; thence South 65 degrees 42 minutes 44 seconds West 576.48 feet; thence North 00 degrees 15 minutes 11 seconds West 700.00 feet to the northerly right-of-way line as described in Page 547, Book 196 of Deeds; thence North 54 degrees 48 minutes 24 seconds East along said right-of-way line 83.00 feet to the southwest corner of a tract of land described in Page 240, Book 196 of Deeds; thence North 55 degrees 07 minutes 54 seconds East along the south line of the aforementioned tract of land 109.58 feet to the southeast corner of a tract of land described in Page 546, Book 196 of Deeds; thence North 68 degrees 30 minutes 24 seconds East along the southeasterly line of the aforementioned tract of land 599.74 feet to the north line of Government Lot 2; thence North 89 degrees 45 minutes 23 seconds East along the north line of Government Lot 2 a distance of 102.90 feet to the Northeast corner of said Government Lot 2; thence South 00 degrees 12 minutes 31 seconds East along the east line of said Government Lot 2 a distance of 1446.95 feet to the point of beginning.

AND

Government Lot 1, Section 1, Township 136, Range 28, Crow Wing County, Minnesota. Less and Except that part of said Government Lot 1 described as follows: Commencing at the northeast corner of said Government Lot 1; thence South 89 degrees 47 minutes 41 seconds West, assumed bearing along the north line of Government Lot 1 a distance of 693.85 feet to the point of beginning; thence South 00 degrees 12 minutes 31 seconds East parallel with the west line of said Government Lot 1 a distance of 660.00 feet; thence South 89 degrees 47 minutes 41 seconds West 330.00 feet; thence North 00 degrees 12 minutes 31 seconds West parallel with said west line 660.00 feet to the north line of said Government Lot 1; thence North 89 degrees 47 minutes 41 seconds East along the north line of said Government Lot 1 a distance of 330.00 feet to the point of beginning.



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.

Dated this 15th day of May, 2024.

By: Jared A. Spaid, Minnesota License No. 59285



PRELIMINARY PLAT
Part of Gov't Lots 1 & 2,
Sec. 1, T.136, R.28
Crow Wing County, MN

CLIENT:
Greg Haglin

DRAWN BY:	JAS	CHECKED BY:	JEL
APPROVED BY:	JAS	JOB NUMBER:	24-0899
NO. 1 DATE:	6/3/24	BY:	JAS
NO. 2 DATE:		REVISION DESCRIPTION:	
NO. 3 DATE:		REVISION DRIVWAYS:	