

SKETCH AND DESCRIPTION

PART OF LOT 98, EIGHTH ADDITION TO BREEZY POINT ESTATES,
SECTION 16, TOWNSHIP 136, RANGE 28,
CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE
CROW WING COUNTY COORDINATE DATABASE NAD83

- DENOTES FOUND IRON MONUMENT
- Ⓢ MANHOLE
- GRAVITY MAIN PIPE
- SS — SERVICE PIPE
- Ⓣ TELECOM PEDESTAL
- ▨ TRANSFORMER
- SIGN - SINGLE

SURVEYOR'S NOTES:

THE PID FOR THE SUBJECT PROPERTY IS 10161852.

ACCORDING TO THE CITY OF BREEZY POINT ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE COMMERCIAL (C) DISTRICT.

THIS SKETCH AND DESCRIPTION WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION.THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE DATABASE NAD 83, ALTHOUGH THE EXISTING PLAT BEARINGS DIFFER FROM THE CROW WING COUNTY BEARING SYSTEM, THE ANGULAR RELATIONSHIP BETWEEN THE BOUNDARY LINES SHOWN CORRESPONDS TO THE PLAT LINES.

PROPOSED EASEMENT DESCRIPTION: Sanitary Sewer Easement

That part Lot 98, EIGHTH ADDITION TO BREEZY POINT ESTATES, according to the recorded plat thereof on file in the Office of the County Recorder, Crow Wing County, Minnesota, lying in Section 16, Township 136, Range 28, Crow Wing County, Minnesota, described as follows: Commencing at the northwest corner of said Lot 98; thence South 01 degree 13 minutes 41 seconds East, bearing based on the Crow Wing County Coordinate Database NAD83, 171.53 feet along the west line of said Lot 98, to the point of beginning of the easement being described; thence continuing South 01 degree 13 minutes 41 seconds East 28.47 feet along said west line of Lot 98 to the southwest corner of said Lot 98; thence South 75 degrees 03 minutes 41 seconds East 300.00 feet along the south line of said Lot 98 to the southeast corner of said Lot 98; thence North 01 degree 13 minutes 41 seconds West 3.43 feet along the easterly line of said Lot 98 to its intersection with the line that bears South 70 degrees 34 minutes 54 seconds East from the point of beginning; thence North 70 degrees 34 minutes 54 seconds West 307.91 feet to the point of beginning. Subject to other easements, reservations or restrictions of record, if any.



DRAWN BY:
TJP
CHECKED BY:
CMC

DATE	AMENDMENT DESC.	PREPARED FOR: CITY OF BREEZY POINT	PROJECT #: 2024-10044
		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
		TYLER J. POGREBA	DATE: 05/21/2025