

OWNER & DEVELOPER

Robert Spizzo
Whitebirch, Inc.
9252 Breezy Point Drive
Breezy Point, MN 56472

SURVEYOR

Stonemark Land Surveying, Inc.
P.O. Box 874
Pequot Lakes, MN. 56472
ATTN: Patrick A. Trotter

Proposed Whitebirch Village CIC Addition

WHITEBIRCH VISTA

PRELIMINARY PLAT
LOTS 32 THRU 34, BLOCK ONE AND PART OF OUTLOT E, WHITEBIRCH SEVEN,
SECTION 17, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA

LEGAL DESCRIPTION

Lots 32, 33, and 34 inclusive, all in Block One, WHITEBIRCH SEVEN, according to the recorded plat thereof, Crow Wing County, Minnesota and that part of Outlot E, said plat, described as follows: Beginning at the common corner of said Lots 31 and 32 on the northerly line of said Outlot E and assuming the westerly line of said Lot 32 bears North 39 degrees 47 minutes 50 seconds East; thence South 39 degrees 47 minutes 50 seconds West along the southwesterly extension of said westerly line 69.49 feet; thence South 48 degrees 47 minutes 13 seconds East 40.40 feet; thence North 89 degrees 54 minutes 08 seconds East 441.64 feet; thence North 17 degrees 45 minutes 20 seconds East 188.77 feet to the easterly line of said Lot 33; thence South 44 degrees 20 minutes 38 seconds West along said easterly line 139.39 feet; thence South 86 degrees 13 minutes 38 seconds West along the southerly lines of said Lots 33 and 32 for a distance of 358.00 feet; thence North 53 degrees 17 minutes 58 seconds West along said southerly line 38.00 feet, more or less, to the point of beginning.

EXISTING AREAS

Lot 32 = 49,847 sq. ft.
Lot 33 = 47,530 sq. ft.
Lot 34 = 57,431 sq. ft.
Portion of Outlot E = 38,062 sq. ft.

PROPOSED AREAS

Lot 1 = 54,483 sq. ft.
Lot 2 = 51,714 sq. ft.
Lot 3 = 82,809 sq. ft.
Outlot A = 21,883 sq. ft.

Owner: Roger & Judith Jensen
7841 Chickasaw Circle
Pequot Lakes, MN 56472
Zoning: Low Density Residential (R-1)
FID #: 10170746

Owner: Aleh & Maryam Kamrani
13240 Spencer Sweet Pea Lane
Eden Prairie, MN 55347
Zoning: Low Density Residential (R-1)
FID #: 10170742

Owner: Whitebirch, Inc.
78419252 Breezy Point Drive
Breezy Point, MN 56472
Zoning: Resort Commercial (RC)
FID #: 10170776

CONTOUR INFORMATION

Contours shown have been digitized from Crow Wing County GIS Site.
Contour Interval is 2 feet as shown on this drawing.

SOIL DATUM

The United States Department of Agriculture Web Soil Survey indicates soil in the proposed platted area to be classified as "D83D - Eutrudepts-Grayalm-Rollins complex, pitted, 10 to 20 percent slopes" and "D84D - Eutrudepts-Grayalm-Rollins complex, 10 to 20 percent slopes.

ZONING

Current zoning is Low Density Residential (R-1) on Lots 32-34 and Resort Commercial (RC) on Outlot E.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 3 lots for residential purposes. Each lot will support residential improvements where vegetation and land alterations will occur for the construction of homes, garages, drives, sewer systems, and other appropriate residential amenities.

UTILITIES

All lots have been designed large enough to allow for two (2) possible drainfield sites as shown on the plat. Drainfield sites must meet all setback requirements as set forth in the county's or city's ordinances. All lots will be served by private wells for their individual water supply.

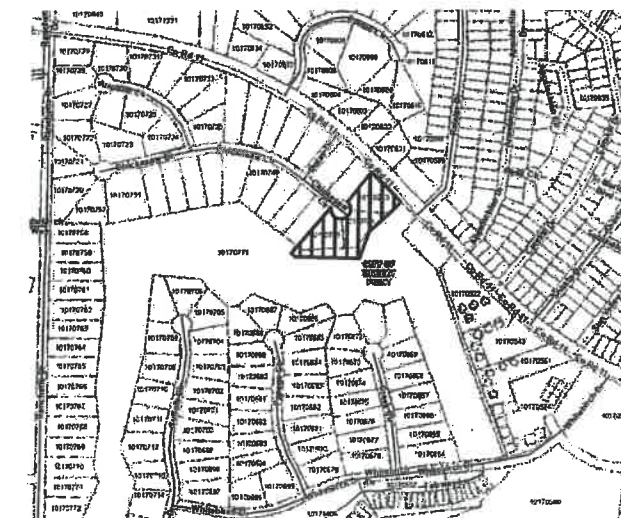
EROSION CONTROL PLAN

- 1. All ground disturbed by construction is to be stabilized as soon as possible using seed and mulch turf establishment
- 2. Maintain vegetation along property lines and areas undisturbed by construction
- 3. No filling or disturbing wet land(s) areas.
- 4. Silt fences shall be placed at edge of wet lands during construction.

LEGEND

- DENOTES EXISTING SIGN(S)
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EDGE OF TREE LINE
- DENOTES EXISTING CONIFEROUS TREES, TYPE & SIZE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING PHONE PEDestal & PHONE BOX
- DENOTES EXISTING WELL
- (123.45) DENOTES FLAT AND/OR DREDGED MEASURE
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WESTERLY LINE OF LOT 32, BLOCK ONE, WHITEBIRCH SEVEN, TO HAVE AN ASSUMED BEARING OF SOUTH 39°47'50" WEST.



VICINITY MAP

30006 Reassessment Road
Sheet 1
P. O. Box 874
Pequot Lakes, MN 56472
218-568-0940
www.stonemarkland.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR STATEMENT OF WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patrick A. Trotter
DATE: 5-10-2022

REVISIONS	DATE	DESCRIPTION

PROJECT NO.	DATE	SCALE	VEG.	PG.
21291	5-10-2022	1"=40'	NONE	

PROJECT MANAGER	CHECKED BY	DRAWN BY
PAT	PAT	ELF

FILE NAME	FIELD BOOK	BOOK	PG.
PL21291.dwg			

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PRELIMINARY PLAT
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