

OWNER & DEVELOPER

Sarah Lea Lovejoy  
7036 Nickel Road  
Breezy Point, MN 56472

SURVEYOR

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

PROPERTY INFORMATION

Parcel ID of subject parcel: 10181327.  
The E911 address of subject parcel: 7036 Nickel Road.

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 - Eutrochets-Graycalm-Rollins complex, pitted, 10 to 20 percent slopes" and "D84D - Eutrochets-Graycalm-Rollins complex, 10 to 20 percent slopes.

ZONING

Requesting zoning of Wooded Residential (WR).

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 2 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

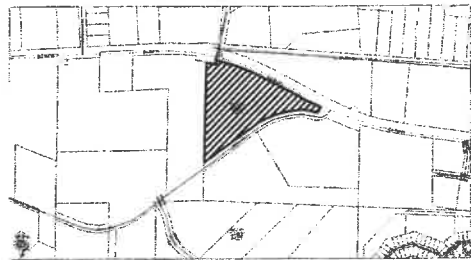
Both lots are large enough to allow for two (2) possible drainfield sites. Existing septic system on Lot 2 is shown from field locate of tid and sketch filed with City. System shall receive easement from Lot 1 for continued usage. Both lots will be served by private wells for their individual water supply.

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, if any.
4. Silt fences shall be placed at edge of wet lands, if any, during construction.

WETLAND DETERMINATION

National Wetland Inventory Report shows no wetlands within subject property. Wetland determination to be made when conditions allow prior to final plat.



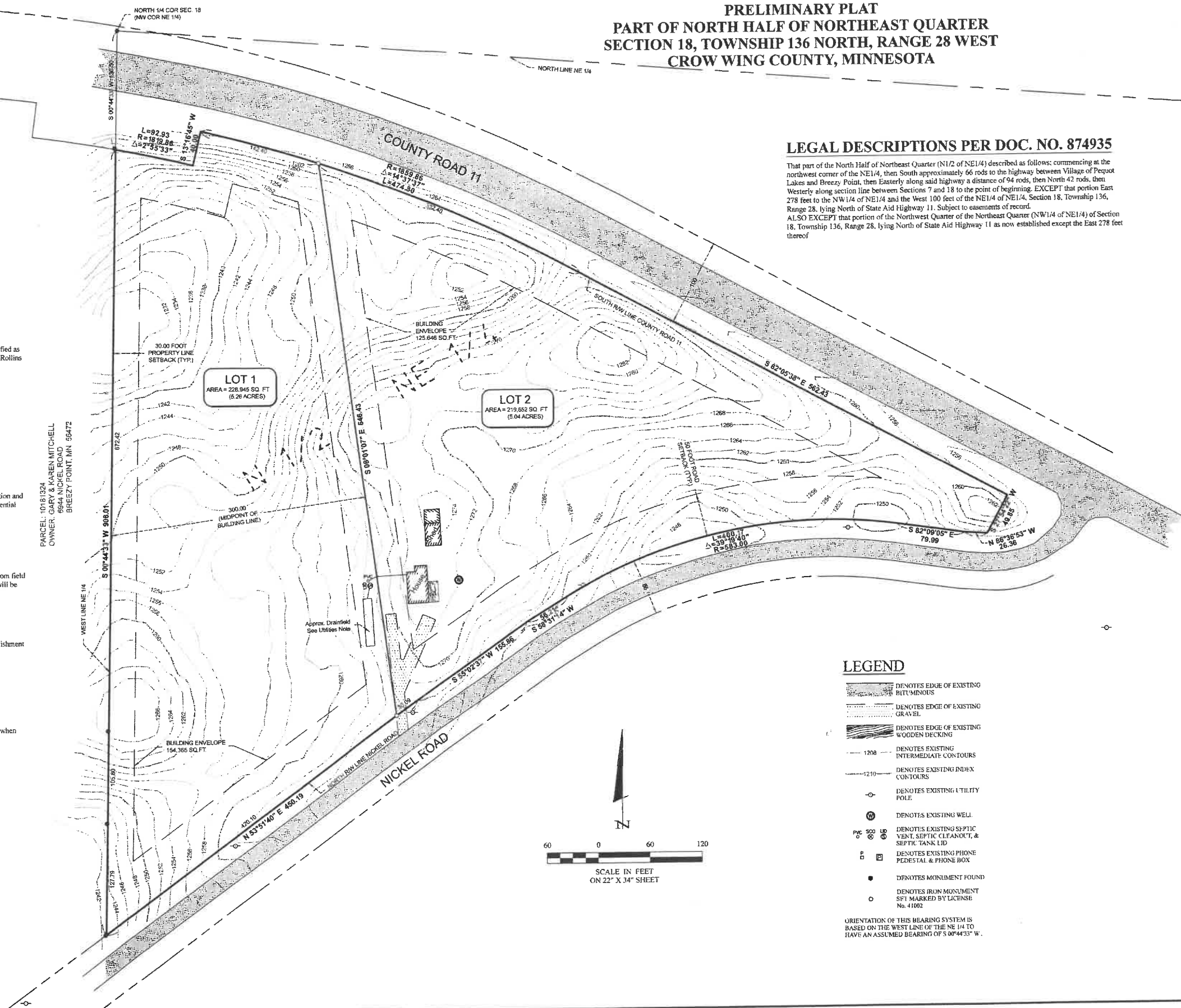
VICINITY MAP

WILDER WOODS

PRELIMINARY PLAT  
PART OF NORTH HALF OF NORTHEAST QUARTER  
SECTION 18, TOWNSHIP 136 NORTH, RANGE 28 WEST  
CROW WING COUNTY, MINNESOTA

LEGAL DESCRIPTIONS PER DOC. NO. 874935

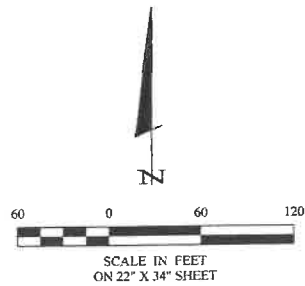
That part of the North Half of Northeast Quarter (N1/2 of NE1/4) described as follows: commencing at the northwest corner of the NE1/4, then South approximately 66 rods to the highway between Village of Pequot Lakes and Breezy Point, then Easterly along said highway a distance of 94 rods, then North 42 rods, then Westerly along section line between Sections 7 and 18 to the point of beginning. EXCEPT that portion East 278 feet to the NW1/4 of NE1/4 and the West 100 feet of the NE1/4 of NE1/4, Section 18, Township 136, Range 28, lying North of State Aid Highway 11. Subject to easements of record.  
ALSO EXCEPT that portion of the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 18, Township 136, Range 28, lying North of State Aid Highway 11 as now established except the East 278 feet thereof



LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING INTERMEDIATE CONTOURS
- DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING WELL
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 41002

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF THE NE 1/4 TO HAVE AN ASSUMED BEARING OF S 0°44'33" W.



30206 Reamussen Road  
Suite 1  
P.O. Box 874  
Pequot Lakes, MN 56472  
218-568-4940  
www.stonemarksurvey.com



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Patrick A. Trotter*  
PATRICK A. TROTTER, P.L.S. 41002  
DATE: 2-14-2025  
BY: [Signature]

REVISIONS	DESCRIPTION	DATE
BY		

DATE:	2-14-2025
SCALE:	1" = 60'
HORIZ.	
VERT.	NONE

PROJECT No.	24282
FILE NAME:	C24282.DWG
FIELD BOOK:	
BOOK	PG.

PROJECT MANAGER:	PAT
CHECKED:	CMH
DRAWN BY:	PATRIFP

PRELIMINARY PLAT  
WILDER WOODS  
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