

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

COMMON INTEREST COMMUNITY NO. 1163

**A PLANNED COMMUNITY
VISTA VILLAGE
PRELIMINARY PLAT
SECTION 17, TOWNSHIP 136 NORTH, RANGE 28 WEST,
CROW WING COUNTY, MINNESOTA**

LEGAL DESCRIPTION

WHITEBIRCH VISTA, according to the recorded plat thereof, Crow Wing County, Minnesota

Subject to easements, restrictions and reservations of record.

LOT AREA TABLE

LOT 1, BLOCK 1 = 5038 SQ. FT.
LOT 2, BLOCK 1 = 5122 SQ. FT.
LOT 3, BLOCK 1 = 5066 SQ. FT.
LOT 4, BLOCK 1 = 5124 SQ. FT.
LOT 5, BLOCK 1 = 5124 SQ. FT.
LOT 6, BLOCK 1 = 5124 SQ. FT.
LOT 7, BLOCK 1 = 4956 SQ. FT.
LOT 8, BLOCK 1 = 4956 SQ. FT.
LOT 9, BLOCK 1 = 146488 SQ. FT.
OUTLOT A = 3843 SQ. FT.
TOTAL AREA = 190,841 SQ. FT.

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

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

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

CONTOUR INFORMATION

Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown have been obtained using standard survey topographic methodologies. Field located on 11-9-2023.

SOIL DATUM

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

ZONING and DENSITY

Current zoning is Multiple-Family Residential (R-4)
Total Area = 190,841 sq. feet / 10,000 sq ft. minimum lot size (sewered) yield 19 allowable units.

VEGETATION AND TOPOGRAPHIC ALTERATIONS

The plat will consist of 8 lots for residential purposes. Lot 9 is designed as a common lot for utilities, access, green space and other shared uses. Outlot A is reserved for golf course.

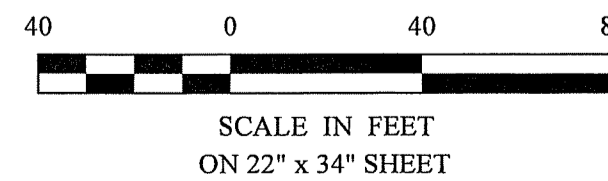
UTILITIES

All lots will be connected to City of Breezy Point municipal sanitary sewer system via a private connection. All lots will be served by private wells for their individual water supply. See separate drawings by others.

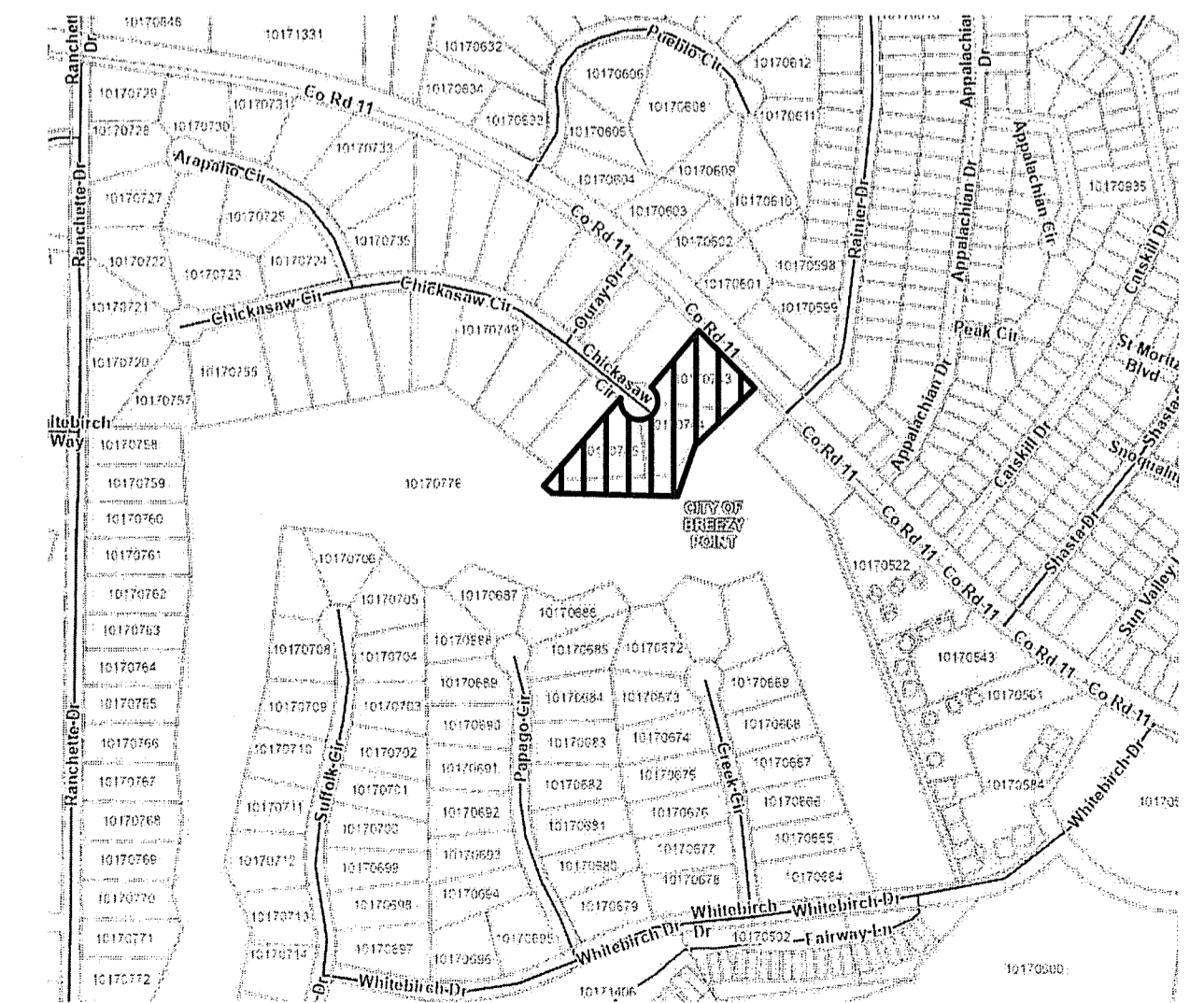
IMPERVIOUS CALCULATIONS			
PROPOSED	IMPERVIOUS AREA (sq.ft.)	Net Area (sq.ft.)	Percent Impervious (sq.ft)
Buildings	21,410	190,841	11.2%
Sidewalks	2,964	190,841	1.6%
Deck / Patio	4816	190,841	2.5%
Path, Driveways and Parking	16,683	190,841	8.7%
Total	45,873	190,841	24.0%

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 TREE, TYPE & SIZE
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING WELL
- DENOTES EDGE OF PROPOSED BITUMINOUS
- DENOTES EDGE OF PROPOSED CONCRETE
- DENOTES EDGE OF PROPOSED PATIO/DECK
- (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
- DENOTES MONUMENT FOUND

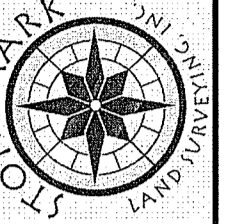


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WESTERLY LINE OF WHITEBIRCH VISTA BEARING SOUTH 39°47'50" WEST.



VICINITY MAP

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 SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Patrick A. Trotter
PATRICK A. TROTTER, PLS#841002
2-02-2024 LIC. NO. 51002

REVISIONS	DATE	DESCRIPTION
BY		

PROJECT NO.	DATE:
23113	2-2-2024

PROJECT MANAGER	CHECKED BY	FILE NAME	SCALE:	HORIZ.	VERT.
PAT	PAT	PL23113.dwg	1"=40'		NONE

PROJECT NO.	PROJECT MANAGER	CHECKED BY	FILE NAME	SCALE:	HORIZ.	VERT.
COMMON INTEREST COMMUNITY NO. 1163	PAT	PAT	PL23113.dwg	1"=40'		NONE