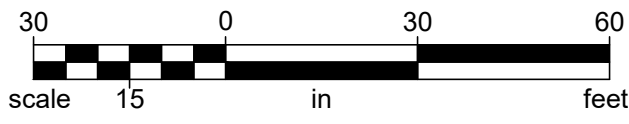


PRELIMINARY PLAT OF
CRYSTAL LAKE ESTATES SECOND ADDITION



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE ITASCA COUNTY SOUTH
COORDINATE SYSTEM, NAD83 (2011 ADJ)

LEGAL DESCRIPTION OF RECORD: (Document No. xxxx)

Block 29 in Kearney's First Addition, Grand Rapids, according to the plat thereof on
file in the office of the Register of Deeds for Itasca County, Minnesota, EXCEPT the
South One Hundred Forty Feet (S. 140.0') of Block Twenty-nine (29), KEARNEY'S
FIRST ADDITION TO GRAND RAPIDS

SURVEY NOTES:

- The property described hereon is the same as the property described in the title commitment prepared by Stewart Title Guaranty Company, Policy No. O-9010-000230727, Policy Dated: October 25, 2025.
- SEH has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The field work for this survey was conducted on or before September 30, 2025.
- The exact location of underground utilities such as gas, telephone, fiber optic, electric, cable tv, and pipe lines are unknown. The contractor shall contact Gopher State One Call before commencing excavation. Gopher State One Call System.....1-800-252-1166
- The location of subsurface utilities were requested using the Gopher State One Call system and are shown to the accuracy of the markings. Short Elliott Hendrickson, Inc. is not responsible for unmarked or miss-marked utilities. Gopher State One Call ticket number 252650601.

DEVELOPER: CITY OF GRAND RAPIDS
420 N. POKEGAMA AVE
GRAND RAPIDS, MN 55744

SURVEYOR: SHORT ELLIOTT HENDRICKSON, INC.
DANIEL J. BEMBOOM
MN REG. NO. 46562
1200 SE 4TH AVE STE.200
GRAND RAPIDS, MN 55744

PROJECT AREA: 63,337 SQ FT (1.45 ACRES)

DATE OF SURVEY: SEPTEMBER 20 2025

WARNING
LOCATION OF UNDERGROUND UTILITIES
TO BE VERIFIED BY
GOPHER STATE ONE CALL
CALL BEFORE DIGGING,
1-800-252-1166
REQUIRED BY LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT HAVE
BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE.

LEGEND

●	FOUND IRON MONUMENT
×	BENCHMARK
⊙	SANITARY MANHOLE
—>—>	SANITARY GRAVITY MAINLINE
⊙ ST	STORM MANHOLE AND CATCH BASIN
—>—>	STORM SEWER GRAVITY MAINLINE
-----	CULVERT
⊙ W	WATER MANHOLE, GATE VALVE, HYDRANT, CURB STOP AND METER
—	WATER MAIN LINE
⊙ P-BUR	POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER BURIED ELECTRIC CABLE
⊙ P-OH	ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT OVERHEAD POWER
⊙ T-BUR	TELEPHONE PEDESTAL, SIGN, MANHOLE AND VAULT BURIED TELEPHONE CABLE
⊙ TV-BUR	CABLE TV PEDESTAL, MANHOLE, SIGN AND VAULT BURIED CABLE TV CABLE
⊙ FO	FIBER OPTIC PEDESTAL AND SIGN BURIED FIBER OPTIC CABLE
⊙ G	GAS SIGN, METER, VALVE, RISER AND VAULT
⊙ G	BURIED GAS LINE
⊙ +	ROAD SIGN, STREET NAME SIGN, SIGNAL BOX
⊙ XX	DECIDUOUS TREE, CONIFEROUS TREE, STUMP AND BUSH
---	BOUNDARY LINE
---	ADJACENT DEED OR PLAT LINE
---	ROAD RIGHT OF WAY LINE
---	RAILROAD RIGHT OF WAY LINE
---	SECTION LINE
---	QUARTER SECTION LINE
---	QUARTER-QUARTER SECTION LINE
---	PERMANENT EASEMENT LINE
---	UTILITY EASEMENT LINE
---	MAJOR CONTOUR LINE AND LABEL
---	MINOR CONTOUR LINE AND LABEL

PROJECT AREA
1.45 ACRES

BLOCK 1 63,337 SF
LOT 1 10,582 SF
LOT 2 10,556 SF
LOT 3 10,556 SF
LOT 4 10,556 SF
LOT 5 10,556 SF
LOT 6 10,556 SF
LOT 7 10,556 SF
LOT 8 10,531 SF

Save: 10/1/2025 9:28 PM dlbombom Plot: 10/1/2025 9:30 PM X:\J\G\GRED\187148\G-survey\02-CAD\15-dwg\GRED\187148PP.dwg

