PRELIMINARY PLAT OF CRYSTAL LAKE ESTATES SECOND ADDITION 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 ORIENTATION OF THIS BEARING SYSTEM IS PID: 91-501-0315 ROGER & HEATHER POGORELC FIRST ADDITION TO GRAND RAPIDS BASED ON THE ITASCA COUNTY SOUTH PID: 91-501-0320 COORDINATE SYSTEM, NAD83 (2011 ADJ) SURVEY NOTES: 1. 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. 2. 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 5. 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. PARK N 89°39'46" W 301.60 CITY OF GRAND RAPIDS PID: 91-501-2000 INV 12" RCP NE 1283.91 - BUILDING TO **INV** 8" VCP SW 1284.01 DEVELOPER: CITY OF GRAND RAPIDS BE REMOVED ROBERT ROTHER WARNING 420 N. POKEGAMA AVE PID: 91-585-3005 LOCATION OF UNDERGROUND UTILITIES GRAND RAPIDS, MN 55744 LOT 8 TO BE VERIFIED BY SURVEYOR: SHORT ELLIOTT HENDRICKSON, INC. DANIEL J. BEMBOOM **GOPHER STATE ONE CALL** MN REG. NO. 46562 CALL BEFORE DIGGING, 1200 SE 4TH AVE STE.200 •RIM 1288.00 ── GRAND RAPIDS, MN 55744 1-800-252-1166 INV 8" PVC N,S,W 1277. S 89°47'26" E 301.60 REQUIRED BY LAW PROJECT AREA: 63,337 SQ FT (1.45 ACRES) CITY OF GRAND RAPIDS DATE OF SURVEY: SEPTEMBER 20 2025 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE RYAN & SARAH OLSON SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT HAVE - BUILDING TO PID: 91-585-3010 BE REMOVED BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS FFE = 1288.80 REPRESENTATIVE. LOT 2 WILLIAM & SUSAN ZEIGE PID: 91-501-0505 S 89°47'26" E 301.60 PID: 91-585-3015 LEGEND - PLAYGROUND AREA TO BE REMOVED TO BE REMOVED FOUND IRON MONUMENT **BENCHMARK** LOT 6 LOT 3 WILLIAM & SUSAN ZEIGE PID: 91-501-0510 SANITARY MANHOLE LEATRICE & JOEL MOEDE SANITARY GRAVITY MAINLINE PID: 91-585-3020 STORM MANHOLE AND CATCH BASIN STORM SEWER GRAVITY MAINLINE INV 15" RCP S 1283.06 S 89°47'26" E 301.60 COLVERT WATER MANHOLE, GATE VALVE, HYDRANT, CURB (W) ⋈ -- ∘ STOP AND METER **RYAN & TARA SUNNE** PARKING LOT INV 12" RCP S 1282.08 PID: 91-585-3025 TO BE REMOVED **INV** 6" PVC E 1282.23 POWER POLE, ANCHOR, LIGHT POLE AND ELECTRIC METER **RAYMOND & SHARON KNIGHT** BURIED ELECTRIC CABLE LOT 5 PID: 91-501-0515 © ELECTRIC PEDESTAL, MANHOLE, SIGN AND VAULT OVERHEAD POWER TELEPHONE PEDESTAL, SIGN, MANHOLE AND VAULT T-BUR BURIED TELEPHONE CABLE RUSSELL & CHARLOTTE L L I I BOUCHIE CABLE TV PEDESTAL, MANHOLE, SIGN AND VAULT PID: 91-585-3030 150.80 BURIED CABLE TV CABLE S 89°47'26" E 301.60 FIBER OPTIC PEDESTAL AND SIGN ARLYCE HARMS BURIED FIBER OPTIC CABLE PID: 91-501-0520 **EXISTING EXISTING** GAS SIGN, METER, VALVE, RISER AND VAULT HOUSE HOUSE •) 8" :GROUP OF 4 **BURIED GAS LINE** ZERFAS PROPERTIES LLC ROAD SIGN, STREET NAME SIGN, SIGNAL BOX PID: 91-585-3035 JESSE & PARTICIA LAKE DECIDUOUS TREE, CONIFEROUS TREE, STUMP AND BUSH PID: 91-501-0425 COREY & AMBER SMITH **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 ---- MAJOR CONTOUR LINE AND LABEL ----- Minor contour line and label

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

---->> ----->> ----

SEH 1200 SE 4TH AVE, STE 200 GRAND RAPIDS, MN 55744 www.sehinc.com