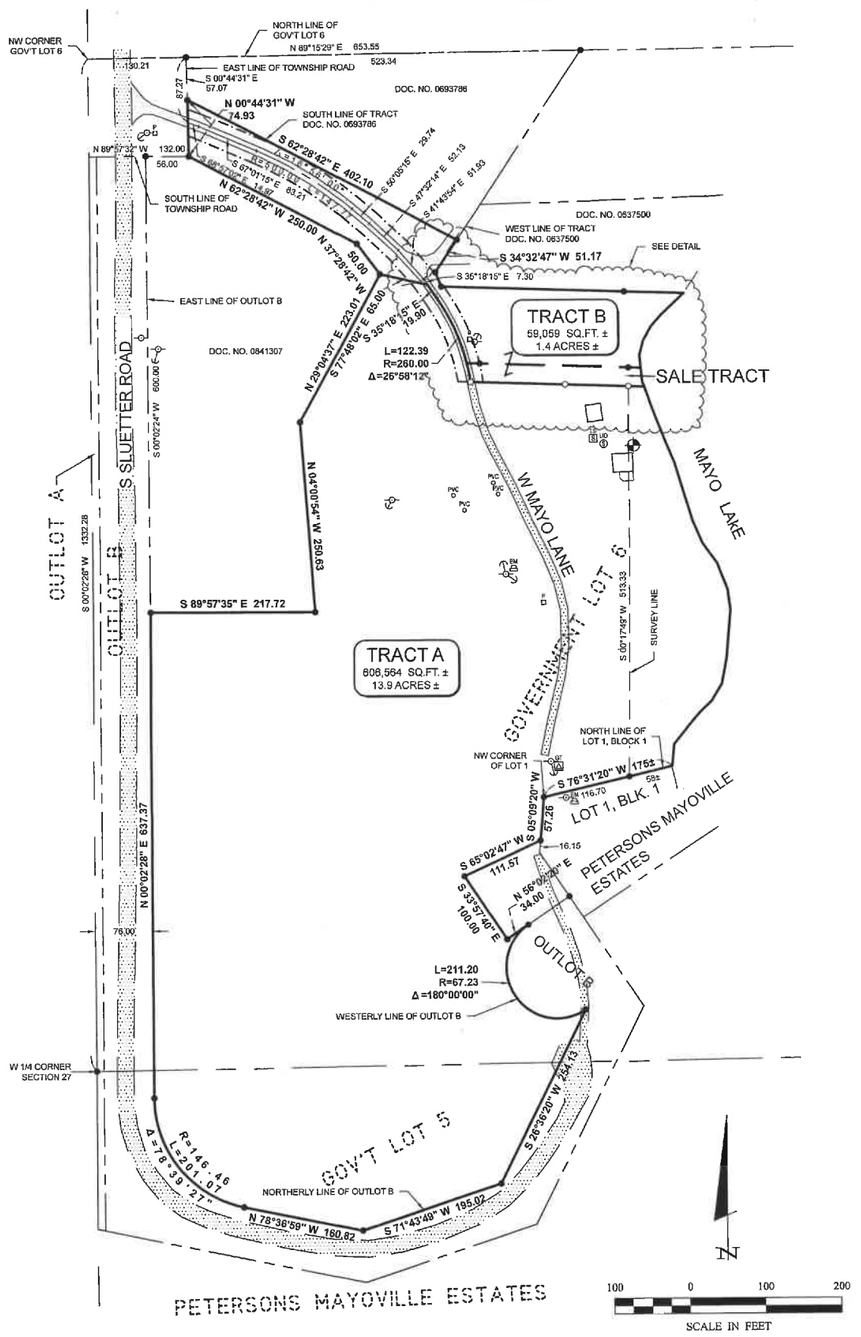
CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOTS 5 & 6, SECTION 27, TOWNSHIP 136 NORTH, RANGE 29 WEST, CROW WING COUNTY, MINNESOTA



EXISTING LEGAL DESCRIPTIONS:

Document Number A-888919 and Document Number A-909975, See separate documents.

PROPOSED BOUNDARY DESCRIPTIONS:

SALE TRACT

That part of Government Lot 6, Section 27, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 6; thence North 89 degrees 15 minutes 29 seconds East, assumed bearing, along the north line of said Government Lot 6 for a distance of 130.21 feet to the east line of the Township Road as dedicated in PETERSONS MAYOVILLE ESTATES, according to the recorded plat thereof, said county; thence South 00 degrees 44 minutes 31 seconds East along said east line 132.00 feet to the south line of said Township Road; thence North 89 degrees 57 minutes 32 seconds West along said south line 56.00 feet to the east line of Outlot B, said plat; thence South 00 degrees 02 minutes 24 seconds West along said east line 600.00 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 57 minutes 35 seconds East 217.72 feet; thence North 04 degrees 00 minutes 54 seconds West 250.63 feet; thence North 29 degrees 04 minutes 37 seconds East 223.01 feet; thence South 77 degrees 48 minutes 02 seconds East 65.00 feet; thence South 35 degrees 18 minutes 15 seconds East 19.90 feet; thence southeasterly 96.72 feet along a tangential curve concave to the southwest having a radius of 260.00 feet and a central angle of 21 degrees 18 minutes 32 seconds to the point of beginning of the tract to be herein described; thence continuing 25.67 feet along said curve concave to the southwest having a radius of 260.00 feet and a central angle of 5 degrees 39 minutes 20 seconds; thence South 88 degrees 11 minutes 47 seconds East 229 feet, more or less, to the shoreline of Mayo Lake; thence northerly along said shoreline to the intersection with a line bearing South 88 degrees 11 minutes 47 seconds East from the point of beginning; thence North 88 degrees 11 minutes 47 seconds West 230 feet, more or less, to the point of beginning.

SALE TRACT is not to be considered an independent tract and shall be consolidated with Crow Wing County parcel ID number 29270774.

REVISED TRACT A

Those parts of Government Lots 5 and 6, Section 27, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 6; thence North 89 degrees 15 minutes 29 seconds East, assumed bearing, along the north line of said Government Lot 6 for a distance of 130.21 feet to the east line of the Township Road as dedicated in PETERSONS MAYOVILLE ESTATES, according to the recorded plat thereof, said county; thence South 00 degrees 44 minutes 31 seconds East along said east line 132.00 feet to the south line of said Township Road; thence North 89 degrees 57 minutes 32 seconds West along said south line 56.00 feet to the east line of Outlot B, said plat; thence South 00 degrees 02 minutes 24 seconds West along said east line 600.00 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 57 minutes 35 seconds East 217.72 feet; thence North 04 degrees 00 minutes 54 seconds West 250.63 feet; thence North 29 degrees 04 minutes 37 seconds East 223.01 feet; thence South 77 degrees 48 minutes 02 seconds East 65.00 feet; thence South 35 degrees 18 minutes 15 seconds East 19.90 feet; thence southeasterly 122.39 feet along a tangential curve concave to the southwest having a radius of 260.00 feet and a central angle of 26 degrees 58 minutes 12 seconds; thence South 88 degrees 11 minutes 47 seconds East 229 feet, more or less, to the shoreline of Mayo Lake; thence Southerly along said shoreline to the intersection with the north line of Lot 1, Block 1, said plat; thence South 76 degrees 31 minutes 20 seconds West along last described north line 175 feet, more or less, to the northwest corner of said Lot 1; thence South 05 degrees 09 minutes 20 seconds West along the west line of said Lot 1 for a distance of 57.26 feet to a point 16.15 feet North 05 degrees 09 minutes 20 seconds East of the bend point in said last described west line; thence South 65 degrees 02 minutes 47 seconds West 111.57 feet; thence South 33 degrees 57 minutes 40 seconds East 100.00 feet; thence North 56 degrees 02 minutes 20 seconds East 34.00 feet to the westerly line of Outlot B said plat; thence southeasterly 211.20 feet along a non-tangential curve concave to the northeast having a radius of 67.23 feet, a central angle of 180 degrees 00 minutes 00 seconds and a chord bearing of South 33 degrees 57 minutes 40 seconds East for a chord distance of 134.46 feet; thence South 26 degrees 36 minutes 20 seconds West along the northerly line of said Outlot B not tangent to said last described curve 254.13 feet; thence South 71 degrees 43 minutes 49 seconds West along said northerly line 195.02 feet; thence North 78 degrees 36 minutes 59 seconds West along said northerly line 160.82 feet; thence northwesterly along said northerly line 201.07 feet along a tangential curve concave to the northeast having a radius of 146.46 feet and a central angle of 78 degrees 39 minutes 27 seconds; thence North 00 degrees 02 minutes 28 seconds East along said east line of Outlot B tangent to said last described curve 637.37 feet, more or less, to the point of beginning.

Subject to and together with easement description described below.
Also subject to easements, restrictions and reservations of record.

REVISED TRACT B

That part of Government Lot 6, Section 27, Township 136 North, Range 29 West, Crow Wing County, Minnesota, described as follows: Commencing at the Northwest corner of said Government Lot 6; thence North 89 degrees 15 minutes 29 seconds East, assumed bearing, along the north line of said Government Lot 6 for a distance of 130.21 feet to the east line of the Township Road as dedicated in PETERSONS MAYOVILLE ESTATES, according to the recorded plat thereof, said county; thence South 00 degrees 44 minutes 31 seconds East along said east line 132.00 feet to the south line of said Township Road; thence North 89 degrees 57 minutes 32 seconds West along said south line 56.00 feet to the east line of Outlot B, said plat; thence South 00 degrees 02 minutes 24 seconds West along said east line 600.00 feet; thence South 89 degrees 57 minutes 35 seconds East 217.72 feet; thence North 04 degrees 00 minutes 54 seconds West 250.63 feet; thence North 29 degrees 04 minutes 37 seconds East 223.01 feet; thence South 77 degrees 48 minutes 02 seconds East 65.00 feet; thence South 35 degrees 18 minutes 15 seconds East 19.90 feet; thence southeasterly 122.39 feet along a tangential curve concave to the southwest having a radius of 260.00 feet and a central angle of 26 degrees 58 minutes 12 seconds to the point of beginning of the tract to be herein described; thence reversing northwesterly 122.39 feet along last described curve concave to the southwest having a radius of 260.00 feet and a central angle of 26 degrees 58 minutes 12 seconds; thence North 35 degrees 18 minutes 15 seconds West tangent to said curve 19.90 feet; thence North 77 degrees 48 minutes 02 seconds West 65.00 feet; thence North 37 degrees 28 minutes 42 seconds West 50.00 feet; thence North 62 degrees 28 minutes 42 seconds West 250.00 feet to the southeast corner of said Township Road; thence North 00 degrees 44 minutes 31 seconds West along said east line of Township Road 74.93 feet to a point 57.07 feet South 00 degrees 44 minutes 31 seconds East from said north line and also being the southwest corner of tract of land recorded in Document Number 0693786 on file in the Crow Wing County Recorder's Office; thence South 62 degrees 28 minutes 42 seconds East along the south line of said tract 402.10 feet to the west line of tract recorded in Document Number 0637500 on file in the Crow Wing County Recorder's Office; thence South 34 degrees 32 minutes 47 seconds West along last described west line 51.17 feet; thence South 22 degrees 35 minutes 13 seconds East along said west line 20.00 feet to the south line of said last described said tract; thence South 88 degrees 11 minutes 47 seconds East 321 feet, more or less, to the shoreline of Mayo Lake; thence southeasterly along said shoreline to the intersection with a line bearing South 88 degrees 11 minutes 47 seconds East from the point of beginning; thence North 88 degrees 11 minutes 47 seconds West 229 feet, more or less, to the point of beginning.

Subject to and together with easement description described below.
Also subject to easements, restrictions and reservations of record.

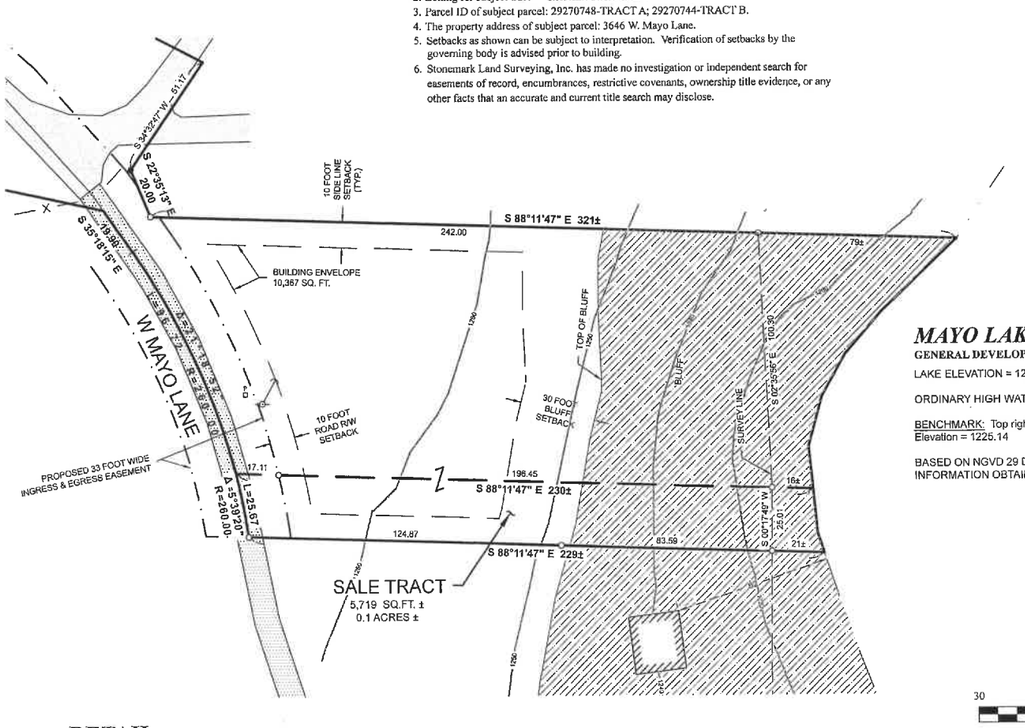
PROPOSED EASEMENT DESCRIPTION

A 33.00 foot wide easement for ingress and egress purposes over and across Government Lot 6, Section 27, Township 136 North, Range 29 West, Crow Wing County, Minnesota, the centerline is described as follows: Commencing at the Northwest corner of said Government Lot 6; thence North 89 degrees 15 minutes 29 seconds East, assumed bearing, along the north line of said Government Lot 6 for a distance of 130.21 feet to the east line of the Township Road as dedicated in PETERSONS MAYOVILLE ESTATES, according to the recorded plat thereof, said county; thence South 00 degrees 44 minutes 31 seconds East along said east line 87.27 feet to the point of beginning of the centerline to be herein described; thence South 68 degrees 57 minutes 02 seconds East 14.97 feet; thence South 67 degrees 01 minute 15 seconds East 83.21 feet; thence southeasterly 147.77 feet along a tangential curve concave to the southwest having a radius of 500.00 feet and a central angle of 16 degrees 56 minutes 00 seconds; thence South 50 degrees 05 minutes 15 seconds East tangent to said curve 29.74 feet; thence South 47 degrees 32 minutes 14 seconds East 52.13 feet; thence South 41 degrees 43 minutes 54 seconds East 51.93 feet; thence South 35 degrees 18 minutes 15 seconds East 27.20 feet; thence southeasterly 122.39 feet along a tangential curve concave to the southwest having a radius of 260.00 feet and a central angle of 26 degrees 58 minutes 12 seconds and said described centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said east line and on a line bearing South 88 degrees 11 minutes 47 seconds East and North 88 degrees 11 minutes 47 seconds West from the point of termination.

NOTES:

1. Contour interval as shown = 2 foot. Based on NGVD 29 datum. Contours shown only on Tract B have been obtained using standard survey topographic methodologies. Field located on 6-4-2016.
2. Zoning for subject tract = "Shoreline Residential".
3. Parcel ID of subject parcel: 29270748-TRACT A; 29270744-TRACT B.
4. The property address of subject parcel: 3646 W. Mayo Lane.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.
6. Stonemark Land Surveying, Inc. 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.



DETAIL

LEGEND

- — X — X — DENOTES EXISTING FENCE
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- BLUFF — DENOTES BLUFF AREA
- DENOTES EXISTING INTERMEDIATE CONTOURS
- 1210 — DENOTES EXISTING INDEX CONTOURS
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES EXISTING SEPTIC LIFT STATION
- BENCHMARK: SET 3/8" REBAR IN EAST FACE OF 24" OAK, ELEV. = 1233.49
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CROW WING COUNTY COORDINATE SYSTEM.

MAYO LAKE

GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1221.20 ON 6-4-2016

ORDINARY HIGH WATER ELEVATION = 1221.1

BENCHMARK: Top right end of right abutment of outlet dam
Elevation = 1225.14

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

SHEET		PROJECT MANAGER:	PROJECT No.:	DATE:
1 OF 1	CERTIFICATE OF SURVEY Michael and Cynthia Jackson	PAT	24066	4-19-2024
		CHECKED BY:	FILE NAME:	SCALE:
		PAT	C24066.dwg	HORZ. AS NOTED
		DRAWN BY:	FIELD BOOK:	
		RJF	BOOK 433 PG. 65	VERT. NONE

REVISIONS		
DATE	DESCRIPTION	BY

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Patrick A. Trottier
PATRICK A. TROTTIER PLS#41002
DATE 4-19-2024 LIC. NO. 41002

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