

The Yawkey area has an existing campground owned by the City of Crosby. The Yawkey campground should eventually be replaced with a primitive group camp. This development would fit into the interpretive theme for this area (for youth and educational groups; see Interpretation, page 71).

Several potential locations were considered for an equestrian campground. The Sagamore area received the most support for a horse campground (also see Summer Trails, Topic 4, below). The Sagamore mine lake is an important trout fishing resource, and the horse camp should be located and designed to minimize nutrient runoff from horse manure. Nutrient runoff would also occur from decomposing hay and grain left in the area.

## ACTIONS

Action 1. Develop campgrounds south of June Lake and east of the Mahnomen Shops area (terraced), if possible. Also, develop several primitive camping "pod" areas throughout the area (see discussion above and proposed development map, page 63).

Action 2. Develop a primitive group camp in the Yawkey mine lake area. This development will most likely encompass the existing Crosby campground and the open area on the southern end of the Yawkey mine lake.

Action 3. Develop an equestrian campground in the Sagamore mine lake area. This development would most likely be located on the east end of the Sagamore mine lake, as shown on the proposed development map, page 63). An alternative location would be on the large overburden pile in the northwest corner of "the Sagamore section." This 40-acre overburden pile has a large flat plateau; some horseback riders stated this higher location would be too windy for a horse camp. If this area is not used for a horse camp, it could be used for many other recreational activities, including a mountain bike scramble area (see proposed summer trails map, page 64).

## Topic 4. Summer Trails

Discussion: Cuyuna legislation specified that horse trails would be provided in the recreation area, and mountain biking was discussed as a trail use that most planning participants agreed should be accommodated. The Proposed Summer Trails Map (page 64) shows a summer trail system concept which would allow approximately 12 miles of horseback/hike trails and 12 miles of mountain biking/hiking trails. Both horses and bikes could "pass-through" the area, and still have some separated tread-way within the main recreation area.

Equestrian facilities would include a horse camp and day-use trailhead in the Sagamore area (see Topic 3, above). From this location, riders could follow the railroad right-of-way to the main use area trails and also access the informal horse trail system along the Mississippi River toward Brainerd. Riders could follow the trail 10

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The survey is based in part on a commitment for title insurance by First American Title Insurance Company, National Commercial Services by Commitment No. ACS-1217626-MPLS bearing a commitment date of March 21, 2025.

**NOTES CONCERNING TO SURVEY RELATED SCHEDULE B, PART II - EXCEPTIONS:**

12. Reservation of mineral rights by the United States or authorized as Patent recorded May 13, 1880, in Book G, Page 76, but a probable matter of survey.
13. The interest of J.P. Prinsen as contained in Statement of Ahearn Claim dated December 4, 1925, recorded January 1, 1926, as Document No. 420237 (Revised) but a probable matter of survey.
17. The interest in the State of Minnesota in the former school right-of-way as established in Oak Creek deed dated August 10, 1935, recorded December 1, 1936, as Document No. 333373, and Question Question Date and Release dated February 5, 2004, recorded April 10, 2004, as Document No. 181294 (Revised) if it is unclear of the terms of this survey which rights were conveyed in the above referenced documents as well as the best location of said rights. The Cass County GIS mapping and the MNDNR map attached hereto these documents refer to the gravel road as shown running in a southeasterly to northeasterly direction over the subject area, but there has been no documentation of public record found prior to the issue released death as J.P. Prinsen. The only reference to an easement is shown in said gravel road in an easement agreement as shown on a related relation map dated April 1924 and named 876/1652 on the 1/23-12. For the referenced easement as assumed was actual for the railroad in the adjacent, TOWN OF...
18. The rights of the United States, the State of Minnesota, and the public to the land located on the portions of the here, Lake June, Lake Pigeon and Huntington Mine (see also, but a probable matter of survey).

# Prinsen Plan

**JUNE LAKE**  
 Lake No: 18011600  
 Lake Classification: General Development (G0)  
 Date: November 25, 2024  
 O.H.W. Elevation = 1192.2 feet (NAVD 88)

**CONVEYANCE OF SURVEY**

To Tim & Dean Prinsen or their assigns, and First American Title Insurance Company National Commercial Services and its affiliates, successors and assigns, that I have surveyed the property hereby described hereon:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA and NSPE, and include items 1, 2, 3, 4, 5, 13 and 14 of Table A thereof. The fieldwork was completed on March 3, 2025.

Date of Plat or Map: April 10, 2025

Josef A. Soud  
 Minnesota Registration No. 52285  
 Area Land Surveying of Brainerd, INC.  
 23386 Division Road  
 Brainerd, MN 56401  
 218-820-2738

The survey is based in part on a commitment for title insurance by First American Title Insurance Company, by Commitment No. ACS-1217626-MPLS bearing a commitment date of March 21, 2025. Other easements or encumbrances not shown hereon were not indicated in this commitment and are not shown on this survey.

**DESCRIPTION - (As Per Doc. No. - 880293, 971638 Parcel Nos: 25062066, 25060001, 25060000)**

Lot Three (3) and the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4), Section Nine (9), Township Forty-Six (46), Range Twenty-nine (29)

AND

An undivided one-twenty-fourth (1/24) interest in the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4), Section Nine (9), Township Forty-six (46), Range Twenty-nine (29)

All in Cass County, Minnesota.

**VICINITY MAP**



**LEGEND**

- IDENTIFIED 1/2" BICH HIGH PIPE SET AND MARKED WITH RLS 30285 CAP
- IDENTIFIED FOUND SURVEY MONUMENT
- IDENTIFIED FOUND TELLTALE MONUMENT
- IDENTIFIED SIGN
- IDENTIFIED UTILITY POLE
- IDENTIFIED DEANAL SURFACE
- IDENTIFIED STREAM/SURFACE
- IDENTIFIED 5 FOOT DEAR CONTOURS

**SURVEYOR'S NOTICE (From a Survey)**

1. Monuments have been found or placed as shown.
2. A physical access for the subject property could not be found at the time of this survey.
3. Subject property is not located within a subdivision and is located in Zone 3 (unimproved) according to the National Flood Insurance Program. Flood Insurance Rate Map No. 240304-00C dated August 15, 2017.
4. The area for the subject property is 32.27 acres +/-.
5. The 2 foot contours of shown are based on the MNDNR (MCPD) Air photo (NAIDMR).
6. As shown.
7. As shown.

**SURVEYOR'S NOTICE**

1. Boundary Definition: One Mile County Coordinates System (NAD83)
2. Existing Contours of Survey dated 8-20-2011 prepared by Joseph Hansen, MS (Lic. No. 44074) was referenced in the preparation of this survey.
3. Utilities only shown on subject property but were not identified in the preparation of this survey.
4. The utility as shown on this survey were developed from the public utility maps per property and not based on actual field or complete planimetry of utilities in this area. It is the surveyor's responsibility to verify the location of all utilities prior to construction or improved property.
5. A boundary line definition was established by said Title with the MNDNR on 2/27/2025 for June Lake. The title used for June Lake in the survey project only and not to get attention for the entire lake.
6. There is approximately 0.250 acre left of shoreline at June Lake and 471' deep feet on Portage Lake based on the DTP as shown. There is approximately 1823' deep feet of shoreline on Huntington Mine based on the edge of the water on 11/24/2024.
7. No boundary shown.

