

**PROPERTY BOUNDARY MONUMENT LEGEND**

- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
- FOUND IRON MONUMENT

**Legal Description per Document Number 478541**

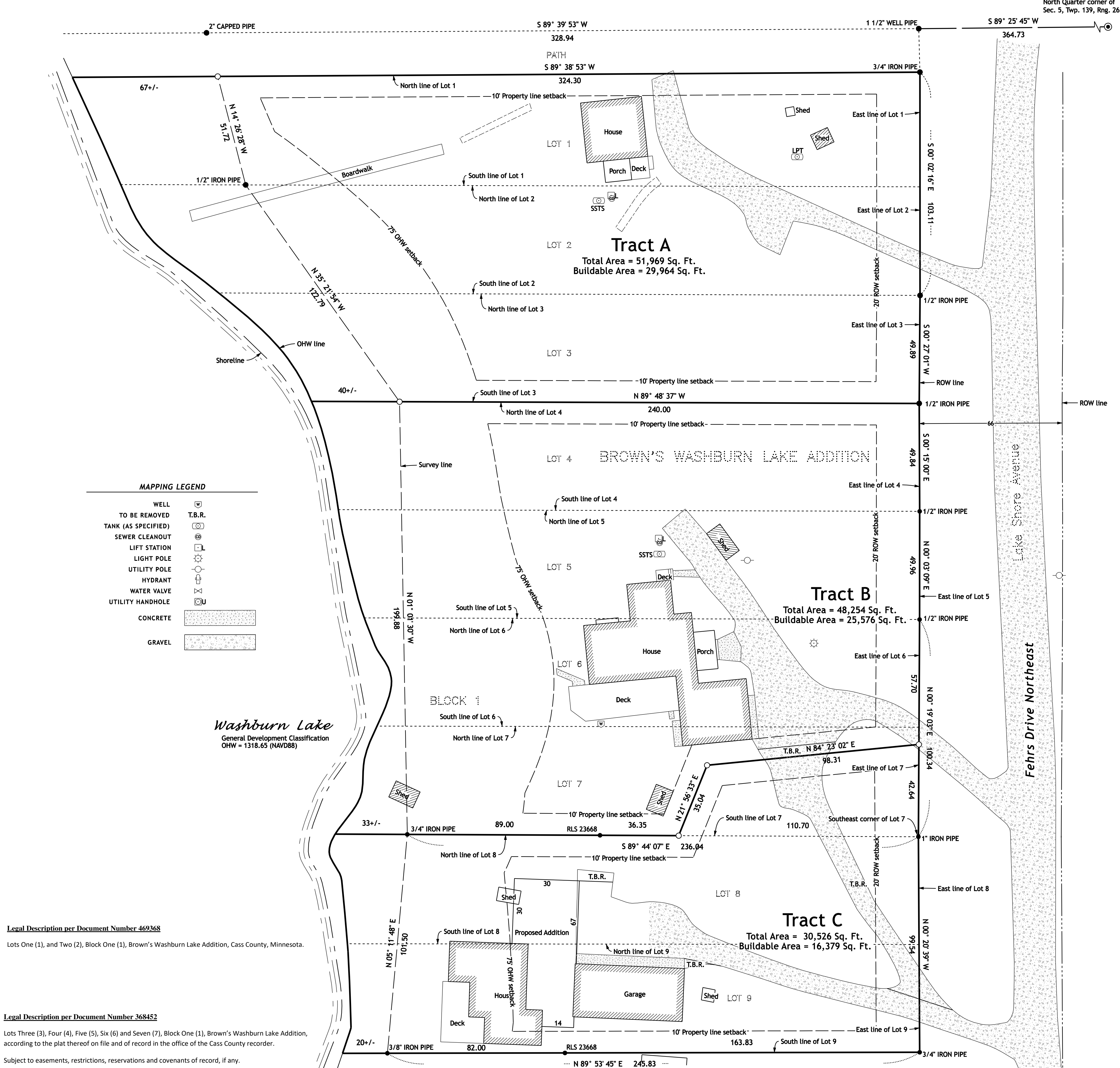
Lots Eight (8), and Nine (9), Block One (1), Brown's Washburn Lake Addition, Cass County, Minnesota.

**Proposed Legal Description Tract A**

Lot 1, Lot 2, and Lot 3, Block 1, BROWN'S WASHBURN LAKE ADDITION, Section 5, Township 139 North, Range 26 West, Cass County, Minnesota.

Said tract contains 1.1 acres, more or less, and is subject to any restrictions, reservations and easements of record, if any.

North Quarter corner of Sec. 5, Twp. 139, Rng. 26



**MAPPING LEGEND**

- WELL: [Symbol]
- TO BE REMOVED: [Symbol]
- TANK (AS SPECIFIED): [Symbol]
- SEWER CLEANOUT: [Symbol]
- LIFT STATION: [Symbol]
- LIGHT POLE: [Symbol]
- UTILITY POLE: [Symbol]
- HYDRANT: [Symbol]
- WATER VALVE: [Symbol]
- UTILITY HANDHOLE: [Symbol]
- CONCRETE: [Symbol]
- GRAVEL: [Symbol]

*Washburn Lake*  
 General Development Classification  
 OHW = 1318.65 (NAVDB88)

**Legal Description per Document Number 469368**

Lots One (1), and Two (2), Block One (1), Brown's Washburn Lake Addition, Cass County, Minnesota.

**Legal Description per Document Number 368452**

Lots Three (3), Four (4), Five (5), Six (6) and Seven (7), Block One (1), Brown's Washburn Lake Addition, according to the plat thereof on file and of record in the office of the Cass County recorder.

Subject to easements, restrictions, reservations and covenants of record, if any.

**Proposed Legal Description Tract C**

Lot 8 and Lot 9, Block 1, BROWN'S WASHBURN LAKE ADDITION, Section 5, Township 139 North, Range 26 West, Cass County, Minnesota.

AND

That part of Lot 7, Block 1, BROWN'S WASHBURN LAKE ADDITION, Section 5, Township 139 North, Range 26 West, Cass County, Minnesota, lying southerly of the following described line:

Commencing at the southeast corner of said Lot 7: thence North 00 degrees 19 minutes 03 seconds East, along the east line of said Lot 7, a distance of 42.64 feet to the point of beginning of the line to be described; thence South 84 degrees 23 minutes 02 seconds West, a distance of 98.31 feet; thence South 21 degrees 56 minutes 33 seconds West, a distance of 35.04 feet to the intersection with the south line of said Lot 7, said line there terminating.

Said tract contains 0.7 acres, more or less, and is subject to any restrictions, reservations and easements of record, if any.

**Proposed Legal Description Tract B**

Lot 4, Lot 5, Lot 6, and Lot 7, Block 1, BROWN'S WASHBURN LAKE ADDITION, Section 5, Township 139 North, Range 26 West, Cass County, Minnesota, EXCEPT that part of Lot 7 lying southerly of the following described line:

Commencing at the southeast corner of said Lot 7: thence North 00 degrees 19 minutes 03 seconds East, along the east line of said Lot 7, a distance of 42.64 feet to the point of beginning of the line to be described; thence South 84 degrees 23 minutes 02 seconds West, a distance of 98.31 feet; thence South 21 degrees 56 minutes 33 seconds West, a distance of 35.04 feet to the intersection with the south line of said Lot 7, said line there terminating.

Said tract contains 1.1 acres, more or less, and is subject to any restrictions, reservations and easements of record, if any.

**Impervious Calculation PID 12-374-0111**

<b>Total Area</b>	=	28,532 Sq. Ft.
<b>Existing impervious coverage</b>		
Buildings	=	0 Sq. Ft.
Decks	=	0 Sq. Ft.
Gravel	=	0 Sq. Ft.
<b>Total</b>	=	0 Sq. Ft. (0% Impervious Coverage)

**Impervious Calculation PID 12-374-0120**

<b>Total Area</b>	=	38,511 Sq. Ft.
<b>Existing impervious coverage</b>		
Buildings	=	3,186 Sq. Ft.
Decks	=	835 Sq. Ft.
Concrete	=	305 Sq. Ft.
Gravel	=	3,951 Sq. Ft.
<b>Total</b>	=	8,277 Sq. Ft. (21.4% Impervious Coverage)

**Impervious Calculation PID 12-374-0110**

<b>Total Area</b>	=	37,080 Sq. Ft.
<b>Existing impervious coverage</b>		
Buildings	=	986 Sq. Ft.
Decks	=	904 Sq. Ft.
Gravel	=	2,140 Sq. Ft.
<b>Total</b>	=	4,030 Sq. Ft. (10.8% Impervious Coverage)

**Proposed Impervious Calculation**

<b>Total Area</b>	=	48,254 Sq. Ft.
Buildings	=	3,186 Sq. Ft.
Decks	=	835 Sq. Ft.
Concrete	=	305 Sq. Ft.
Gravel	=	3,059 Sq. Ft.
<b>Total</b>	=	7,385 Sq. Ft. (15.3% Impervious Coverage)

**Proposed Impervious Calculation**

<b>Total Area</b>	=	51,969 Sq. Ft.
Buildings	=	986 Sq. Ft.
Decks	=	904 Sq. Ft.
Gravel	=	2,140 Sq. Ft.
<b>Total</b>	=	4,030 Sq. Ft. (7.7% Impervious Coverage)

**Impervious Calculation PID 12-374-0130**

<b>Total Area</b>	=	26,638 Sq. Ft.
<b>Existing impervious coverage</b>		
Buildings	=	2,790 Sq. Ft.
Decks	=	438 Sq. Ft.
Concrete	=	232 Sq. Ft.
Gravel	=	3,432 Sq. Ft.
<b>Total</b>	=	6,892 Sq. Ft. (25.8% Impervious Coverage)

**Proposed Impervious Calculation**

<b>Total Area</b>	=	30,526 Sq. Ft.
Buildings	=	4,400 Sq. Ft.
Decks	=	438 Sq. Ft.
Concrete	=	232 Sq. Ft.
Gravel	=	2,555 Sq. Ft.
<b>Total</b>	=	7,625 Sq. Ft. (24.9% Impervious Coverage)



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)



NO.	REVISIONS SINCE INITIAL DATE OF	DATE
1	Corrected dimension on east line of Lot 6 and 7	12-28-2025

**KRAMER LEAS DELEO**  
 SURVEYING • ENGINEERING • PLANNING  
 BRAINERD ST. CLOUD

1120 Industrial Park Road  
 Brainerd, MN 56401  
 716-629-5333

13 North 11th Avenue  
 St. Cloud, MN 56303  
 320-259-1200

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

Signature: *James Kramer* 10/15/2024  
 James Kramer, MN License No. 23668 Date

**PROJECT NO. CAMPJ2401**

## CERTIFICATE OF SURVEY

### Topographic and Property Boundary Survey

Jon Campion  
 Section 5, Township 139 North, Range 26 West  
 Cass County, Minnesota