

**Surveyors Notes**

The property addresses for the subject properties are:

1575 Birch Bay Drive Northeast  
Outing, MN 56662

1597 Birch Bay Drive Northeast  
Outing, MN 5662

And

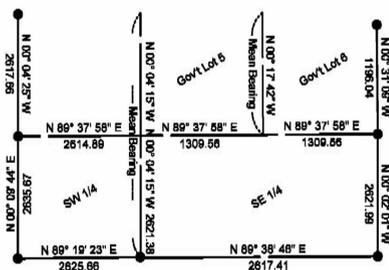
1598 Birch Bay Drive Northeast  
Outing, MN 56662

The Parcel Number for the subject properties is 12-017-1301, 12-017-1316, and 12-017-1315.

The current zoning classification for the subject properties is Shoreland Residential.

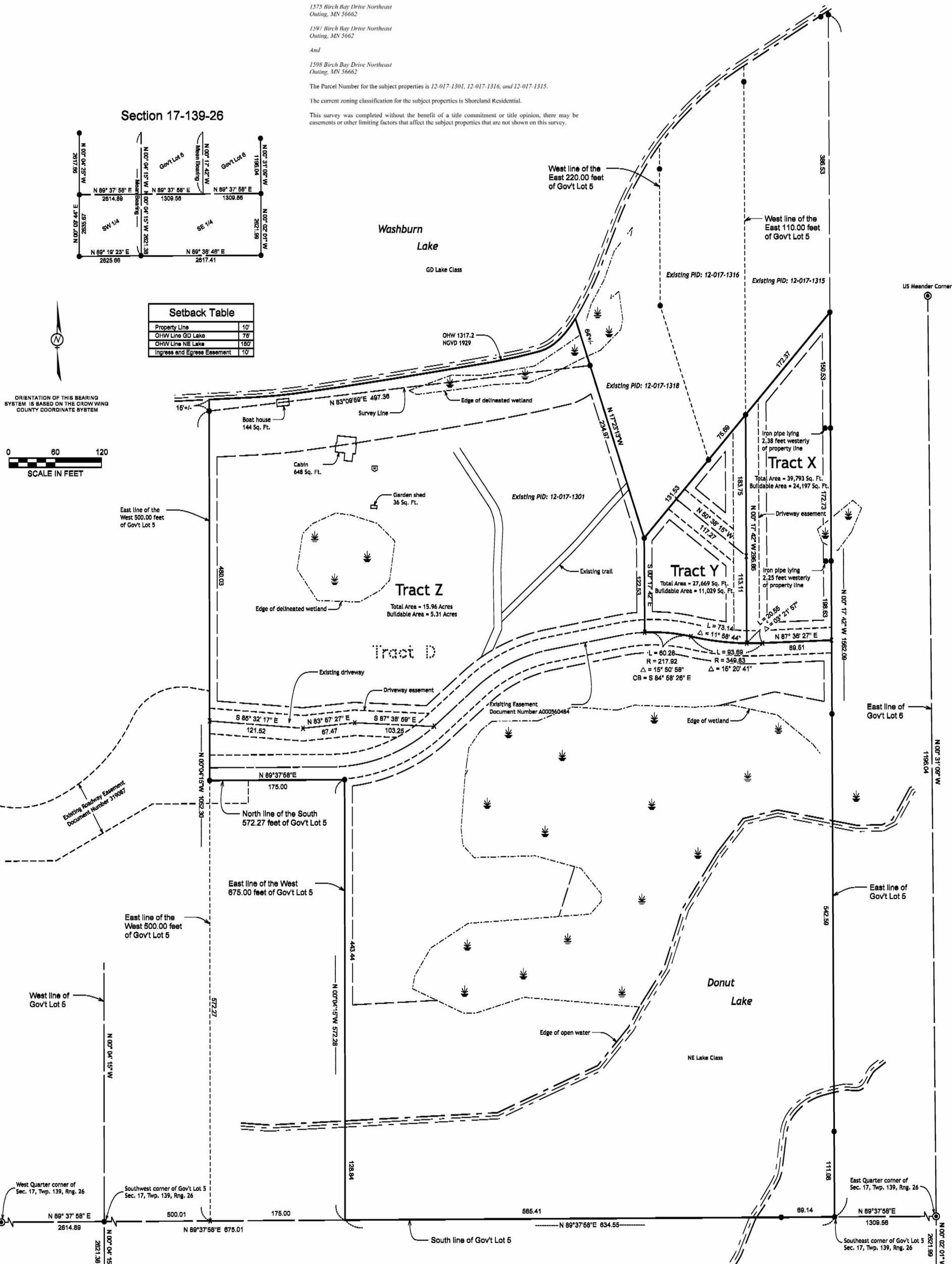
This survey was completed without the benefit of a title commitment or title opinion, there may be easements or other limiting factors that affect the subject properties that are not shown on this survey.

**Section 17-139-26**



Setback Table	
Property Line	10'
OHW Line GD Lake	75'
OHW Line NE Lake	180'
Ingress and Egress Easement	10'

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



- PROPERTY BOUNDARY LEGEND**
- SET IRON PIPE WITH CAP STAMPED "KRAMER 23668"
  - FOUND IRON MONUMENT
  - X COMPUTED POSITION
  - ⊙ GOVERNMENT SECTION CORNER MONUMENT

Wetlands delineated by Mitch Brinke on 10/03/2010

West Quarter corner of Sec. 17, Twp. 139, Rng. 26  
Southwest corner of Gov't Lot 5 Sec. 17, Twp. 139, Rng. 26  
South Quarter corner of Sec. 17, Twp. 139, Rng. 26  
X = 551986.667  
Y = 115835.936

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
KRAMER LEAS DELEO  
SURVEYING - ENGINEERING - PLANNING  
BRainerd ST. CLOUD

1200 Industrial Park Road  
Dumont, MN 56001  
507-296-5555

13 North 11th Avenue  
St. Cloud, MN 56303  
320-309-1900

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* 06/25/2020  
James Kramer, MN License No. 23668 Date

PROJECT NO. KROEP001

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey

Paul Kroehnert  
Section 17, Township 139 North, Range 26 West  
Cass County, Minnesota

Sheet No. 1 of 2

**Legal Description Tract D:**

That part of Government Lot 5, Section 17 Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 1175.56 feet; thence South 39 degrees 21 minutes 45 seconds West, a distance of 379.59 feet to the point of beginning of the tract to be described; thence reversing course North 39 degrees 21 minutes 45 seconds East, a distance of 379.59 feet to the east line of said Government Lot 5; thence South 00 degrees 17 minutes 42 seconds East along said east line, a distance of 1175.56 feet to the south line of said Government Lot 5; thence South 89 degrees 37 minutes 58 seconds West along said south line, a distance of 634.55 feet to the east line of the West 675.00 feet of said Government Lot 5; thence North 00 degrees 04 minutes 15 seconds West along said east line, a distance of 572.28 feet to the north line of the South 572.27 feet of said Government Lot 5; thence South 89 degrees 37 minutes 58 seconds West along said north line, a distance of 175.00 feet to the east line of the West 500.00 feet of said Government Lot 5; thence North 00 degrees 04 minutes 15 seconds West along said east line, a distance of 495 feet, more or less, to the shoreline of Washburn Lake; thence Easterly and Northeasterly along said shoreline to the intersection with a line that bears North 17 degrees 23 minutes 13 seconds West from the point of beginning; thence South 17 degrees 23 minutes 13 seconds East, a distance of 299 feet, more or less, to the point of beginning.

Together with a perpetual easement for roadway purposes over and across that part of Government Lot 5, Section 17, Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at a point on the West line of said Government Lot 5, which said point is the Southeast corner of Lot 1, Block 1, BIRCH BAY ON WASHBURN LAKE, according to the plat thereof on file and of record in the office of the County Recorder in and for said Cass County, Minnesota; thence South 0 degrees 14 minutes 56 seconds East along the West line of said Government Lot 5, 10.00 feet to the actual point of beginning of the tract of land to be described; thence North 84 degrees 00 minutes East 100.51 feet; thence Southeasterly 103.17 feet along a tangential curve, concave to the southwest having a central angle of 32 degrees 50 minutes 19 seconds and a radius of 180.00 feet; thence Easterly 103.81 feet along a reverse curve, concave to the North having a central angle of 54 degrees 04 minutes 18 seconds and a radius of 110.00 feet; thence Northeasterly 145.80 feet along a compound curve, concave to the Northwest, having a central angle of 37 degrees 27 minutes 42 seconds and a radius of 223.00 feet; thence Northeasterly 94.15 feet along a reverse curve, concave to the Southeast, having a central angle of 75 degrees 16 minutes 30 seconds and a radius of 71.66 feet; thence South 79 degrees 25 minutes 11 seconds East, tangent to last described curve 22.27 feet to the East line the West 500.00 feet of said Government Lot 5; thence South 0 degrees 14 minutes 56 seconds East along said East line of the West 500.00 feet of Government Lot 5, 116.30 feet to the North line of the South 572.27 feet of Government Lot 5; thence North 89 degrees 26 minutes 46 seconds East along said North line of the South 572.27 feet of Government Lot 5, 50.00 feet to the East line of the West 550.00 feet of said Government Lot 5; thence South 0 degrees 14 minutes 56 seconds East along said East line of the West 550.00 feet of Government Lot 5, 30.00 feet; thence South 89 degrees 26 minutes 46 seconds West 125.00 feet; thence South 59 degrees 42 minutes 39 seconds West 144.40 feet, to the North line of the South 470.65 feet of said Government Lot 5; thence South 89 degrees 26 minutes 46 seconds West along said North line of the South 470.65 feet of Government Lot 5, 300.00 feet to the West line of said Government Lot 5; thence North 0 degrees 14 minutes 56 seconds West along said West line 91.62 feet to the actual point of beginning, subject to restrictions, reservations and easements of record if any.

Subject to a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of said Government Lot 5, the centerline of said 33.00 foot wide easement is described as follows:

Commencing at the intersection of the north line of the South 572.27 feet of said Government Lot 5 with the east line of the West 500.00 feet of said Government Lot 5; thence North 00 degrees 14 minutes 55 seconds West, assigned bearing, along said east line, 16.50 feet to the north line of the South 588.77 feet of said Government Lot 5; thence North 89 degrees 26 minutes 46 seconds East, along said north line of the South 588.77 feet, a distance of 156.81 feet; thence easterly 148.03 feet, along a tangential curve, concave to the north, having a radius of 200.00 feet and a central angle of 42 degrees 24 minutes 26 seconds; thence North 47 degrees 02 minutes 20 seconds East, tangent to said curve, 73.83 feet; thence easterly 109.36 feet, along a tangential curve, concave to the south, having a radius of 200.00 feet and a central angle of 31 degrees 19 minutes 48 seconds; thence North 78 degrees 22 minutes 08 seconds East, tangent to said last described curve, 92.02 feet; thence easterly 92.82 feet, along a tangential curve, concave to the south, having a radius of 217.92 feet and a central angle of 24 degrees 24 minutes 19 seconds to a point of reverse curvature; thence easterly 93.69 feet, along a tangential curve, concave to the north, having a radius of 349.83 feet and a central angle of 15 degrees 20 minutes 40 seconds; thence North 87 degrees 25 minutes 47 seconds East, tangent to said last described curve, 87.27 feet to the east line of said Government Lot 5 and said described centerline there terminating.

AND ALSO subject to a 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 5, Section 17, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said 33.00 foot wide easement is described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence continuing South 89 degrees 37 minutes 58 seconds West along the South line of said Government Lot 5, a distance of 809.55 feet to the East line of the West 500.00 feet of said Government Lot 5; thence North 0 degrees 04 minutes 15 seconds West along said East line, a distance of 649.60 feet to the point of beginning of the centerline to be described; thence South 85 degrees 32 minutes 17 seconds East, a distance of 121.52 feet; thence North 83 degrees 57 minutes 27 seconds East, a distance of 67.47 feet; thence South 87 degrees 38 minutes 59 seconds East, a distance of 103.25 feet and there said centerline terminates.

The sidelines of said 33.00 foot wide easement shall be prolonged or shortened to terminate on the east line of the West 500.00 feet of said Government Lot 5 and at the northerly edge of that easement described in Document Number A000560484 on file in the Office of the Recorder in and for said Cass County, Minnesota.

AND ALSO subject to a 33.00 foot easement for ingress, egress and utility purposes over, under and across that part of said Government Lot 5, the centerline of said easement is described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 749.43 feet to the centerline of the easement described in Document Number A000560484 on file and recorded in the Office of the Recorder in and for said Cass County, Minnesota; thence South 87 degrees 36 minutes 23 seconds West along said centerline, a distance of 89.51 feet; thence continuing westerly along said centerline 20.55 feet along a tangential curve, concave to the north, having a radius of 349.83 feet and a central angle of 03 degrees 21 minutes 57 seconds; thence North 00 degrees 17 minutes 42 seconds West, a distance of 113.11 feet to the point of beginning of the centerline to be described; thence North 00 degrees 17 minutes 42 seconds West, a distance of 296.86 feet and said centerline there terminates.

AND ALSO subject to a 33.00 foot easement for ingress, egress and utility purposes over, under and across that part of said Government Lot 5, the centerline of said easement is described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 749.43 feet to the centerline of the easement described in Document Number

A000560484 on file and recorded in the Office of the Recorder in and for said Cass County, Minnesota; thence South 87 degrees 36 minutes 23 seconds West along said centerline, a distance of 89.51 feet; thence continuing westerly along said centerline 20.55 feet along a tangential curve, concave to the north, having a radius of 349.83 feet and a central angle of 03 degrees 21 minutes 57 seconds; thence North 00 degrees 17 minutes 42 seconds West, a distance of 113.11 feet to the point of beginning of the centerline to be described; thence North 50 degrees 38 minutes 15 seconds West, a distance of 117.27 feet and said centerline there terminates.

Said parcel contains 14.0 Acres, more or less, and is subject to all easements, restrictions and reservations of record, if any.

**Proposed Legal Description Tract X:**

That part of Government Lot 5, Section 17 Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 1175.56 feet to the point of beginning of the tract to be described; thence South 39 degrees 21 minutes 45 seconds West, a distance of 172.37 feet to the west line of the East 110.00 feet of said Government Lot 5; thence South 00 degrees 17 minutes 42 seconds East, a distance of 296.86 feet to the intersection with the easement centerline as described in Document Number A000560484 as recorded in the Cass County Recorder's Office; thence easterly along said centerline a distance of 20.55 feet along a curve concave to the south, not tangent with the last described line, said curve having a radius of 349.83 feet, a central angle of 03 degrees 21 minutes 57 seconds, the chord of said curve bears North 89 degrees 17 minutes 21 seconds East; thence North 87 degrees 36 minutes 27 seconds East, tangent to the last described curve, a distance of 89.51 feet to the intersection with the east line of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West, along said east line, a distance of 426.13 feet to the point of beginning.

Said tract contains 0.9 acres, more or less, and is subject to all restrictions, reservations, and easement of record, if any.

This tract is not intended to be a standalone parcel. This tract is to be consolidated with PID 12-017-1315.

**Proposed Legal Description Tract Y:**

That part of Government Lot 5, Section 17 Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 1175.56 feet; thence South 39 degrees 21 minutes 45 seconds West, a distance of 172.37 feet to the intersection with the west line of the East 110.00 feet of said Government Lot 5, the point of beginning of the tract to be described; thence continuing South 39 degrees 21 minutes 45 seconds West, a distance of 207.22 feet; thence South 00 degrees 17 minutes 42 seconds East, a distance of 122.53 feet to the intersection with the easement centerline as described in Document Number A000560484 as recorded in the Cass County Recorder's Office; thence easterly along said centerline a distance of 60.28 feet along a curve concave to the south, not tangent with the last described line, said curve having a radius of 217.92 feet, a central angle of 15 degrees 50 minutes 58 seconds, the chord of said curve bears South 84 degrees 58 minutes 26 seconds East; thence continuing easterly along said centerline a distance of 73.14 feet along a reverse curve concave to the north having a radius of 349.83 feet and a central angle of 11 degrees 58 minutes 44 seconds to the intersection with the west line of the East 110.00 feet of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West, along said west line, a distance of 296.86 feet to the point of beginning.

Said tract contains 0.6 acres, more or less, and is subject to all restrictions, reservations, and easement of record, if any.

This tract is not intended to be a standalone parcel. This tract is to be consolidated with PID 12-017-1316.

**Proposed Legal Description Tract Z:**

That part of Government Lot 5, Section 17 Township 139 North, Range 26 West, Cass County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 17; thence South 89 degrees 37 minutes 58 seconds West, bearings are based on the North American Datum of 1983, along the East-West Quarter line, a distance of 1309.56 feet to the southeast corner of said Government Lot 5; thence North 00 degrees 17 minutes 42 seconds West along the east line of said Government Lot 5, a distance of 1175.56 feet; thence South 39 degrees 21 minutes 45 seconds West, a distance of 379.59 feet to the point of beginning of the tract to be described; thence South 00 degrees 17 minutes 42 seconds East, a distance of 122.53 feet to the intersection with the easement centerline as described in Document Number A000560484 as recorded in the Cass County Recorder's Office; thence easterly along said centerline a distance of 60.28 feet along a curve concave to the south, not tangent with the last described line, said curve having a radius of 217.92 feet, a central angle of 15 degrees 50 minutes 58 seconds, the chord of said curve bears South 84 degrees 58 minutes 26 seconds East; thence continuing easterly along said centerline a distance of 93.69 feet along a reverse curve concave to the north having a radius of 349.83 feet and a central angle of 15 degrees 20 minutes 41 seconds; thence continuing along said centerline North 87 degrees 36 minutes 27 seconds East, tangent to the last described curve, a distance of 89.51 to the intersection with the East line of said Government Lot 5; thence South 00 degrees 17 minutes 42 seconds East, along said east line, a distance of 749.43 feet to the intersection with the south line of said Government Lot 5; thence South 89 degrees 37 minutes 58 seconds West along said south line, a distance of 634.55 feet to the east line of the West 675.00 feet of said Government Lot 5; thence North 00 degrees 04 minutes 15 seconds West along said east line, a distance of 572.28 feet to the north line of the South 572.27 feet of said Government Lot 5; thence South 89 degrees 37 minutes 58 seconds West along said north line, a distance of 175.00 feet to the east line of the West 500.00 feet of said Government Lot 5; thence North 00 degrees 04 minutes 15 seconds West along said east line, a distance of 495 feet, more or less, to the shoreline of Washburn Lake; thence Easterly and Northeasterly along said shoreline to the intersection with a line that bears North 17 degrees 23 minutes 13 seconds West from the point of beginning; thence South 17 degrees 23 minutes 13 seconds East, a distance of 299 feet, more or less, to the point of beginning.

Said tract contains 16.0 acres, more or less, and is subject to all restrictions, reservations, and easement of record, if any.

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

**KLD**  
1120 Industrial Park Road  
Brainerd, MN 56401  
716-259-6333  
13 North 11th Avenue  
St. Cloud, MN 56303  
362-259-1299

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

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* 06/25/2020  
James Kramer, MN License No. 23668 Date

PROJECT NO. KROEP2001

**CERTIFICATE OF SURVEY**  
Topographic and Property Boundary Survey

Paul Kroehnert  
Section 17, Township 139 North, Range 26 West  
Cass County, Minnesota