

Surveyors Notes

The property address for the subject property is:

1575 Birch Bay Drive NE
 Outing, MN 56662

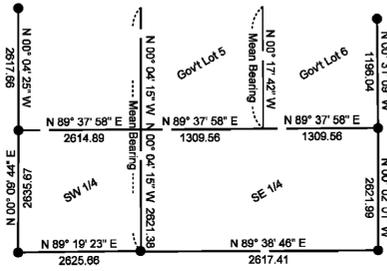
The Parcel Number for the subject property is 12-017-1301

The current zoning classification for the subject property is Shoreland

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 property that are not shown on this survey.

The subject property was reviewed for the existence of wetlands by Kyle Cherne on September 24, 2020, Certified Wetland Delineator number 1190.

Section 17-139-26

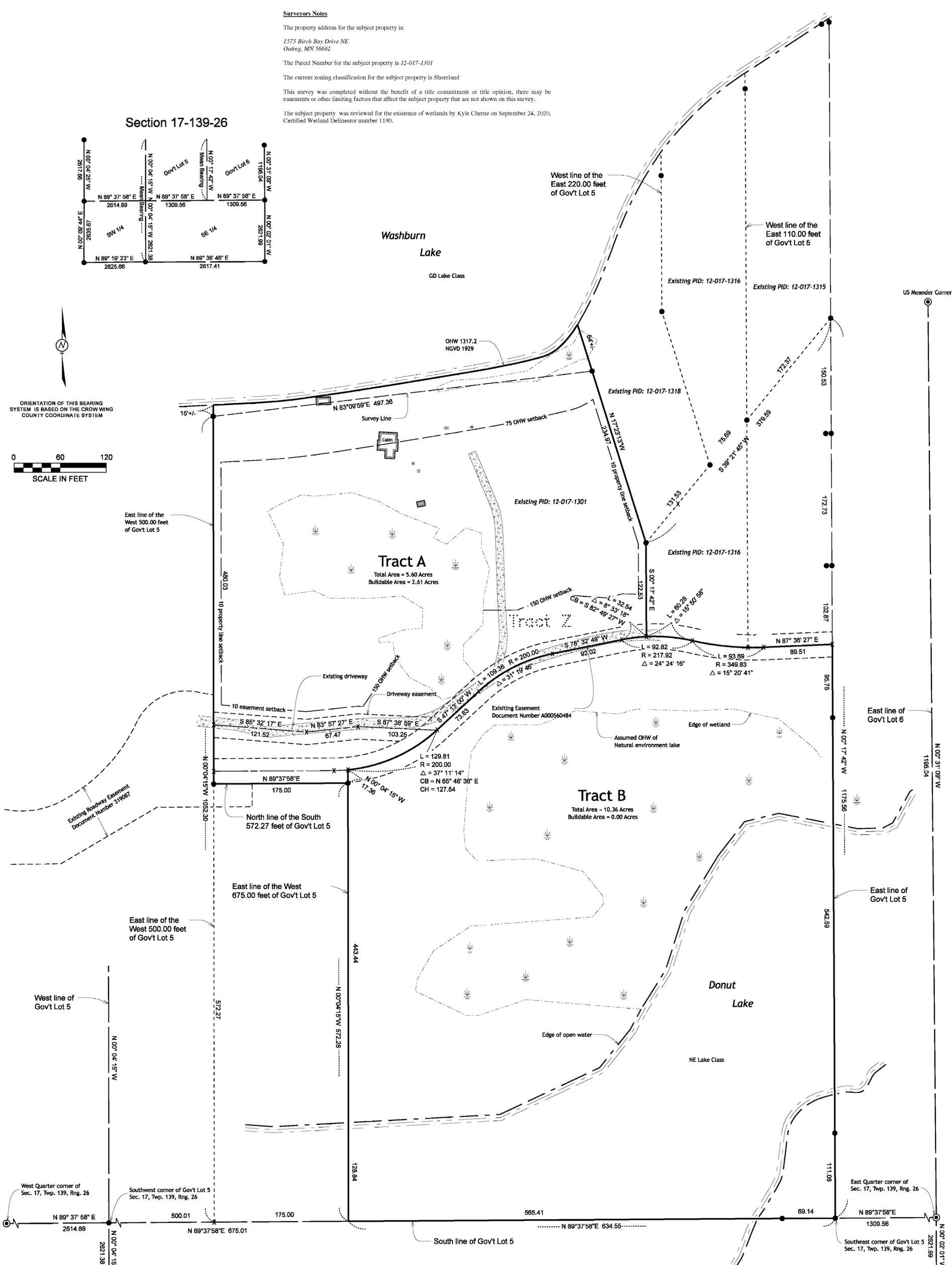
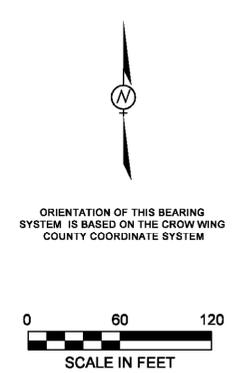


Washburn Lake
 GD Lake Class

Tract A
 Total Area = 5.60 Acres
 Buildable Area = 2.61 Acres

Tract B
 Total Area = 10.36 Acres
 Buildable Area = 0.00 Acres

Donut Lake
 NE Lake Class



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

NO.	REVISIONS SINCE INITIAL DATE OF	DATE

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

1200 Industrial Park Road
 Brainerd, MN 56401
 218-829-0333

13 North 11th Avenue
 St. Cloud, MN 56303
 360-209-1200

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* 11/18/2020
 James Kramer, MN License No. 23668 Date

PROJECT NO. KROEP002

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 (Parcel 12-017-1301) (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.

Proposed Legal Description Tract A:

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 westerly along said easement centerline a distance of 32.54 feet along a non-tangential curve, concave to the south, said curve having a radius of 217.92 feet, a central angle of 08 degrees 33 minutes 18 seconds, and a chord bearing of South 82 degrees 49 minutes 27 seconds West; thence South 78 degrees 32 minutes 48 seconds West, along said easement centerline, a distance of 92.02 feet; thence southwesterly along said easement centerline a distance of 109.36, along a tangential curve, concave to the southeast, said curve having a radius of 200.00 feet and a central angle of 31 degrees 19 minutes 46 seconds; thence South 47 degrees 13 minutes 00 seconds West, along said easement centerline, tangent to the last described curve, a distance of 73.83 feet; thence southwesterly along said easement centerline a distance of 129.81 along a tangential curve, concave to the northwest, said curve having a radius of 200.00 feet and a central angle of 37 degrees 11 minutes 14 seconds to the intersection with the east line of the West 675.00 feet of said Government Lot 5; thence South 00 degrees 04 minutes 15 seconds East, along said east line, a distance of 17.36 feet to the intersection with 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 intersection with 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 southerly shoreline of Washburn Lake; thence easterly and northeasterly along said southerly 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 and subject to an easement in Document Number A000560484 as recorded in the Cass County Recorder's Office.

Said tract contains 5.6 acres, more or less, and is subject to all restrictions, reservations, and easement of record, if any.

Proposed Legal Description Tract B:

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; 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, the point of beginning of the tract to be described; thence westerly along said easement centerline a distance of 32.54 feet along a non-tangential curve, concave to the south, said curve having a radius of 217.92 feet, a central angle of 08 degrees 33 minutes 18 seconds, and a chord bearing of South 82 degrees 49 minutes 27 seconds West; thence South 78 degrees 32 minutes 48 seconds West, along said easement centerline, a distance of 92.02 feet; thence southwesterly along said easement centerline a distance of 109.36, along a tangential curve, concave to the southeast, said curve having a radius of 200.00 feet and a central angle of 31 degrees 19 minutes 46 seconds; thence South 47 degrees 13 minutes 00 seconds West, along said easement centerline, tangent to the last described curve, a distance of 73.83 feet; thence southwesterly along said easement centerline a distance of 129.81 along a tangential curve, concave to the northwest, said curve having a radius of 200.00 feet and a central angle of 37 degrees 11 minutes 14 seconds to the intersection with the east line of the West 675.00 feet of said Government Lot 5; thence South 00 degrees 04 minutes 15 seconds East, along said east line, a distance of 589.64 feet to the intersection with the south line of said Government Lot 5; thence North 89 degrees 37 minutes 58 seconds East, along said south line, a distance of 634.55 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 749.43 feet to the intersection with the easement centerline as described in said Document Number A000560484; thence South 87 degrees 36 minutes 27 seconds West, along said easement centerline, a distance of 89.51 feet; thence westerly along said easement centerline a distance of 93.69 feet along a tangential curve, concave to the north, said curve having a radius of 349.83 feet and a central angle of 15 degrees 20 minutes 41 seconds; thence westerly along said easement centerline a distance of 60.28 feet along a reverse curve, concave to the south, said reverse curve has a radius of 217.92 feet and a central angle of 15 degrees 50 minutes 58 seconds to the point of beginning.

Together with and subject to an easement in Document Number A000560484 as recorded in the Cass County Recorder's Office.

Said tract contains 10.36 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 intended to be consolidate with PID 12-017-1316.

NO.	REVISIONS SINCE INITIAL DATE OF	DATE



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

1120 Industrial Park Road
Brainerd, MN 56401
716-624-6333

13 North 11th Avenue
St. Cloud, MN 56303
505-266-1286

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, MN License No. 23668

11/18/2020
Date

PROJECT NO. KROEP2002

CERTIFICATE OF SURVEY

Topographic and Property Boundary Survey

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