

CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4, SECTION 8, TOWNSHIP 139 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER 302604

An undivided one-half interest in the middle one-third of Lot 4, Section 8, Township 193, Range 26
Together with all hereditaments and appurtenances belonging thereto.

TRACT A
138,521 SQ. FT. ±
3.2 ACRES ±
BUILDABLE AREA =
35,777 SQ. FT.

TRACT B
139,126 SQ. FT. ±
3.2 ACRES ±
BUILDABLE AREA =
54,632 SQ. FT.

TRACT C
131,162 SQ. FT. ±
3.0 ACRES ±
BUILDABLE AREA =
60,319 SQ. FT.

NOTES:

- Zoning for subject tract = "Shoreland Residential".
- There are no bluffs within surveyed property.
- Wetland delineation was completed on 10-24-2020, by Ben Meister, Meister Environmental, LLC. MN Certified Wetland Delineator #1031.
- Parcel ID of subject parcel: 12-008-3202.
- The E911 address of subject parcel: 1798 Coontail Drive NE, Outing, MN 56662.
- Approximate location of septic system per sketch prepared by Daniel C. Switzer, Cass County Construction.

SURVEYOR'S NOTE:

The description of record references to one-third is ambiguous when used in a fractional government lot of a section. Typically when referring to fractional parts of quarter-quarters and government lots the method used to determine the fraction is area. In the case of a tract where lakeshore is one of the boundaries area is not able to be determined with any accuracy. For purposes of this survey we have established the fraction by distance along the West line of the government lot and running the south line of the north 1/3 parallel with the north line of said government lot and the north line of the south 1/3 parallel with the south line of said government lot. This is the method used by previous surveyors David S. Landecker and Jonathan J. Bunkowski.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

The south 146.31 feet of the north 585.24 feet of Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota.

Subject to and together with a 33.00 foot wide easement for ingress, egress and utility purposes over, under and across Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the southwest corner of said Government Lot 4; thence North 00 degrees 16 minutes 44 seconds West, assumed bearing, along the west line of said Government Lot 4 for a distance of 438.93 feet to the north line of the south 438.93 feet of said Government Lot 4; thence North 89 degrees 50 minutes 21 seconds East along said north line 497.59 feet to the centerline of an existing easement described in Document Number A000431235, on file in the Cass County Recorder's Office; thence North 57 degrees 17 minutes 02 seconds West along said existing centerline 30.40 feet to the point of beginning of the centerline to be herein described; thence North 89 degrees 50 minutes 21 seconds East 98.82 feet; thence North 83 degrees 56 minutes 27 seconds East 43.94 feet; thence northeasterly 79.47 feet along a tangential curve concave to the northwest having a radius of 63.00 feet and a central angle of 72 degrees 16 minutes 39 seconds; thence North 11 degrees 39 minutes 48 seconds East tangent to said curve 62.32 feet; thence northeasterly 31.87 feet along a tangential curve concave to the southeast having a radius of 50.00 feet and a central angle of 36 degrees 31 minutes 02 seconds; thence North 48 degrees 10 minutes 50 seconds East tangent to said last described curve 46.07 feet; thence North 22 degrees 48 minutes 47 seconds East 29.92 feet; thence North 02 degrees 04 minutes 30 seconds East 57.64 feet; thence North 02 degrees 30 minutes 20 seconds East 83.25 feet; thence North 07 degrees 02 minutes 39 seconds East 80.81 feet, more or less, to the south line of the north 438.93 feet of said Government Lot 4 and said described centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the northeasterly line of said existing easement and on said south line.

Subject to and together with a 33.00 foot wide easement per Doc. No. A000431235.

Also subject to easements, restrictions and reservations of record.

TRACT B

That part of Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, lying south of the north 585.24 feet of said Government Lot 4 and lying northerly of the following described line: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 16 minutes 44 seconds East, assumed bearing, along the west line of said Government Lot 4 for a distance of 731.56 feet to the south line of the north 731.55 feet of said Government Lot 4 being the point of beginning of the line to be herein described; thence North 89 degrees 54 minutes 40 seconds East along said south line 697.30 feet; thence South 52 degrees 07 minutes 29 seconds East 62.42 feet; thence North 80 degrees 52 minutes 55 seconds East 175 feet, more or less, to the shoreline of Washburn Lake and said described line there terminating.

Subject to and together with a 33.00 foot wide easement for ingress, egress and utility purposes over, under and across Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the southwest corner of said Government Lot 4; thence North 00 degrees 16 minutes 44 seconds West, assumed bearing, along the west line of said Government Lot 4 for a distance of 438.93 feet to the north line of the south 438.93 feet of said Government Lot 4; thence North 89 degrees 50 minutes 21 seconds East along said north line 497.59 feet to the centerline of an existing easement described in Document Number A000431235, on file in the Cass County Recorder's Office; thence North 57 degrees 17 minutes 02 seconds West along said existing centerline 30.40 feet to the point of beginning of the centerline to be herein described; thence North 89 degrees 50 minutes 21 seconds East 98.82 feet; thence North 83 degrees 56 minutes 27 seconds East 43.94 feet; thence northeasterly 79.47 feet along a tangential curve concave to the northwest having a radius of 63.00 feet and a central angle of 72 degrees 16 minutes 39 seconds; thence North 11 degrees 39 minutes 48 seconds East tangent to said curve 62.32 feet; thence northeasterly 31.87 feet along a tangential curve concave to the southeast having a radius of 50.00 feet and a central angle of 36 degrees 31 minutes 02 seconds; thence North 48 degrees 10 minutes 50 seconds East tangent to said last described curve 46.07 feet; thence North 22 degrees 48 minutes 47 seconds East 29.92 feet; thence North 02 degrees 04 minutes 30 seconds East 57.64 feet; thence North 02 degrees 30 minutes 20 seconds East 83.25 feet; thence North 07 degrees 02 minutes 39 seconds East 80.81 feet, more or less, to the south line of the north 438.93 feet of said Government Lot 4 and said described centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the northeasterly line of said existing easement and on said south line.

Subject to and together with a 33.00 foot wide easement per Doc. No. A000431235.

Also subject to easements, restrictions and reservations of record.

TRACT C

That part of Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, lying north of the south 438.93 feet of said Government Lot 4 and lying southerly of the following described line: Commencing at the northwest corner of said Government Lot 4; thence South 00 degrees 16 minutes 44 seconds East, assumed bearing, along the west line of said Government Lot 4 for a distance of 731.56 feet to the south line of the north 731.55 feet of said Government Lot 4 being the point of beginning of the line to be herein described; thence North 89 degrees 54 minutes 40 seconds East along said south line 697.30 feet; thence South 52 degrees 07 minutes 29 seconds East 62.42 feet; thence North 80 degrees 52 minutes 55 seconds East 175 feet, more or less, to the shoreline of Washburn Lake and said described line there terminating.

Subject to and together with a 33.00 foot wide easement for ingress, egress and utility purposes over, under and across Government Lot 4, Section 8, Township 139 North, Range 26 West, Cass County, Minnesota, the centerline of said easement is described as follows: Commencing at the southwest corner of said Government Lot 4; thence North 00 degrees 16 minutes 44 seconds West, assumed bearing, along the west line of said Government Lot 4 for a distance of 438.93 feet to the north line of the south 438.93 feet of said Government Lot 4; thence North 89 degrees 50 minutes 21 seconds East along said north line 497.59 feet to the centerline of an existing easement described in Document Number A000431235, on file in the Cass County Recorder's Office; thence North 57 degrees 17 minutes 02 seconds West along said existing centerline 30.40 feet to the point of beginning of the centerline to be herein described; thence North 89 degrees 50 minutes 21 seconds East 98.82 feet; thence North 83 degrees 56 minutes 27 seconds East 43.94 feet; thence northeasterly 79.47 feet along a tangential curve concave to the northwest having a radius of 63.00 feet and a central angle of 72 degrees 16 minutes 39 seconds; thence North 11 degrees 39 minutes 48 seconds East tangent to said curve 62.32 feet; thence northeasterly 31.87 feet along a tangential curve concave to the southeast having a radius of 50.00 feet and a central angle of 36 degrees 31 minutes 02 seconds; thence North 48 degrees 10 minutes 50 seconds East tangent to said last described curve 46.07 feet; thence North 22 degrees 48 minutes 47 seconds East 29.92 feet; thence North 02 degrees 04 minutes 30 seconds East 57.64 feet; thence North 02 degrees 30 minutes 20 seconds East 83.25 feet; thence North 07 degrees 02 minutes 39 seconds East 80.81 feet, more or less, to the south line of the north 438.93 feet of said Government Lot 4 and said described centerline there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the northeasterly line of said existing easement and on said south line.

Subject to and together with a 33.00 foot wide easement per Doc. No. A000431235.

Also subject to easements, restrictions and reservations of record.

WASBURN LAKE

GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1318.36 ON 2-1-2021

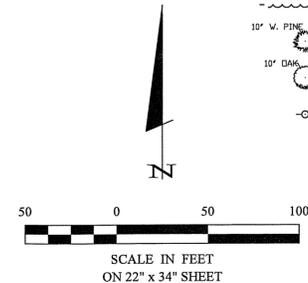
ORDINARY HIGH WATER ELEVATION = 1317.2

BENCHMARK: 60d spike in west side of a 1.8' white pine, approximately 45' NE of dock, at private residence, 2035 Lois Ln NE, Remer.

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR

LEGEND

	DENOTES EXISTING RETAINING WALL		DENOTES EXISTING GROUND TRANSFORMER
	DENOTES EDGE OF EXISTING GRAVEL		DENOTES EXISTING LP TANK
	DENOTES EDGE OF EXISTING CONCRETE		DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
	DENOTES EDGE OF EXISTING WOODEN DECKING		DENOTES EXISTING WELL
	DENOTES WET LAND(S)		DENOTES EXISTING HOSE BIB
	DENOTES EDGE OF TREE LINE		DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
	DENOTES EXISTING CONIFEROUS TREE, TYPE & SIZE		DENOTES EXISTING SEPTIC LIFT STATION
	DENOTES EXISTING DECIDUOUS TREE, TYPE, & SIZE		DENOTES MONUMENT FOUND
	DENOTES EXISTING UTILITY POLE W/ GUY WIRE		DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881



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

30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-0940 www.stonemarksurvey.com	
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.	
DATE: 2/15/21	IC. NO. 44881
PROJECT NO.: 20330	FILE NAME: C20330.dwg
CHECKED: CMH	DRAWN BY: RJF
PROJECT MANAGER: CMH	BOOK: 461
DATE: 2-15-2021	SCALE: 1"=50'
REVISIONS:	DATE:
DESCRIPTION:	DATE:
BY:	DATE:
DATE: 2-15-2021	PG. 8
DATE: 2/15/2021 11:01 A.M. - F:\Drawings\2020\0330 Farm\C20330.dwg	1 OF 1