

CERTIFICATE OF SURVEY

LOTS 1 AND 2, BLOCK 1, BAY POINTE ON WOMAN LAKE,
SECTION 36, TOWNSHIP 141 NORTH, RANGE 29 WEST AND
SECTION 31, TOWNSHIP 141 NORTH, RANGE 28 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000561134

Lots 1 and 2, Block 1, Bay Pointe on Woman Lake, according to the recorded plat thereof, Cass County, Minnesota.

(Abstract Property)

together with all hereditaments and appurtenances belonging thereto.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A

Lot 2, Block 1, BAY POINTE ON WOMAN LAKE, according to the recorded plat thereof, Cass County, Minnesota and that part of Lot 1, Block 1, said plat, lying easterly of the following described line: Commencing at the most westerly corner of said Lot 2 and assuming the common line of said Lots 1 and 2 bears North 29 degrees 53 minutes 29 seconds East; thence northwesterly 61.07 feet along the northeasterly right-of-way line of Otterbay Drive as dedicated in said plat concave to the northeast having a radius of 180.00 feet, a central angle of 19 degrees 26 minutes 24 seconds, a chord bearing of North 48 degrees 20 minutes 35 seconds West for a chord distance of 60.78 feet being the point of beginning of the line to be herein described; thence North 36 degrees 24 minutes 50 seconds East 286 feet, more or less, to the shoreline of Woman Lake and said described line there terminating.

That part of said Lot 1 conveyed herein is standard in size and may not be treated as a separate parcel. Therefore, it must at all times be part of an adjoining said Lot 2, when added to the adjoining parcel, is not standard in size.

Subject to easements, restrictions and reservations of record.

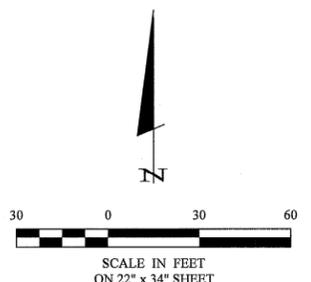
TRACT B

That part of Lot 1, Block 1, BAY POINTE ON WOMAN LAKE, according to the recorded plat thereof, Cass County, Minnesota, lying westerly of the following described line: Commencing at the most westerly corner of Lot 2, Block 1, said plat and assuming the common line of said Lots 1 and 2 bears North 29 degrees 53 minutes 29 seconds East; thence northwesterly 61.07 feet along the northeasterly right-of-way line of Otterbay Drive as dedicated in said plat concave to the northeast having a radius of 180.00 feet, a central angle of 19 degrees 26 minutes 24 seconds, a chord bearing of North 48 degrees 20 minutes 35 seconds West for a chord distance of 60.78 feet being the point of beginning of the line to be herein described; thence North 36 degrees 24 minutes 50 seconds East 286 feet, more or less, to the shoreline of Woman Lake and said described line there terminating.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING GRAVEL
 - DENOTES EDGE OF EXISTING CONCRETE
 - DENOTES EDGE OF EXISTING FLAGSTONE
 - DENOTES WET LAND(S)
 - DENOTES EXISTING ELECTRIC METER
 - DENOTES EXISTING GROUND TRANSFORMER
 - DENOTES EXISTING ELECTRIC OUTLET
 - DENOTES EXISTING WELL
 - DENOTES EXISTING HOSE BIB
 - DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
 - DENOTES EXISTING SEPTIC LIFT STATION
 - BENCHMARK:**
HIGH POINT OF WELL
ELEV. = 1335.76
BASED ON NGVD 29 DATUM
 - DENOTES MONUMENT FOUND
 - DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881
- ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF BAY POINTE ON WOMAN LAKE.



NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Parcel IDs of subject parcels: 19-456-0110, 30-485-0110, 19-456-0120, & 30-485-0120.
3. The E911 address of subject parcel: 5028 Otterbay Drive NE.
4. Approximate location of septic system based on a sketch prepared by Peterson Excavating.
5. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

WOMAN LAKE

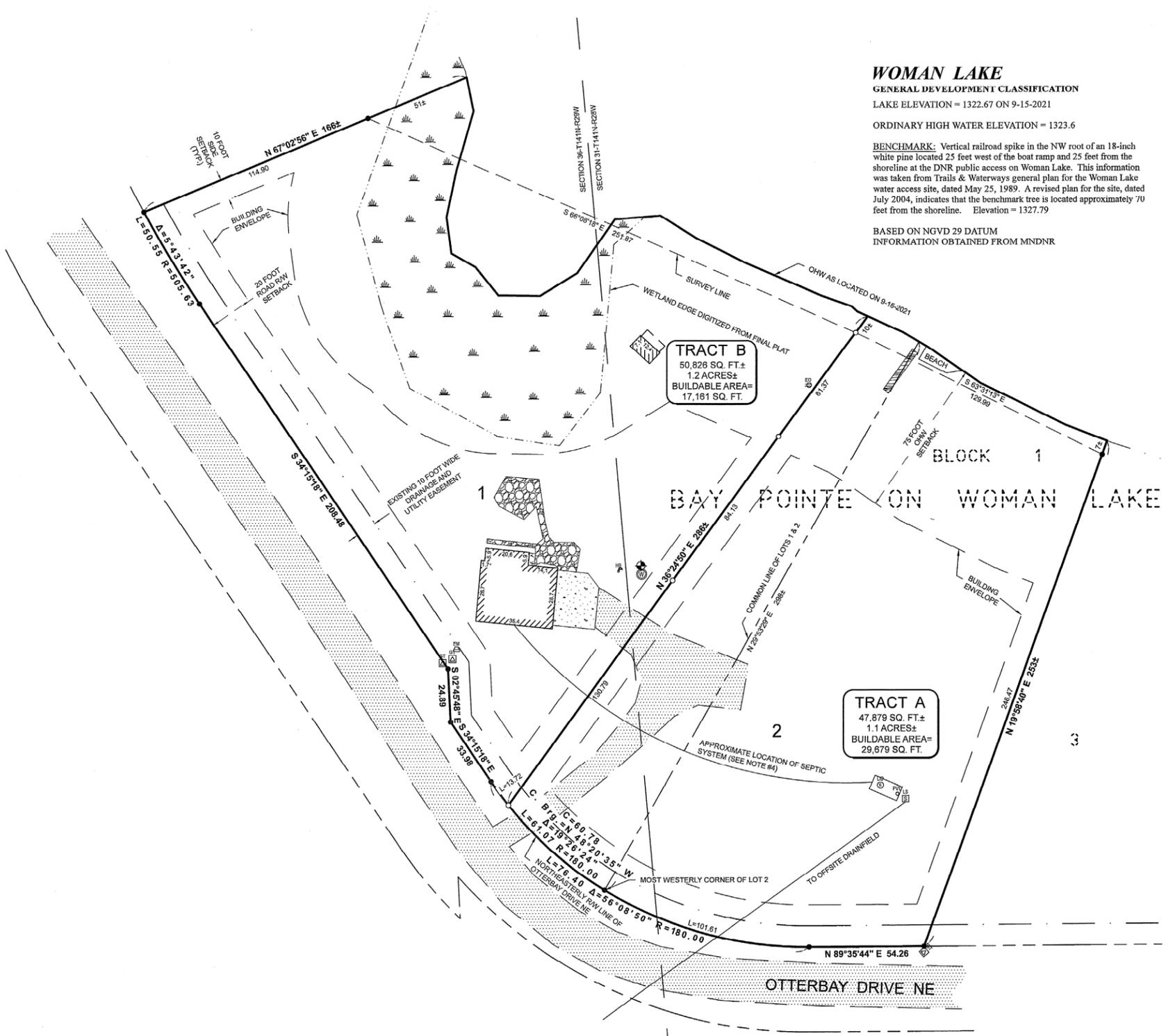
GENERAL DEVELOPMENT CLASSIFICATION

LAKE ELEVATION = 1322.67 ON 9-15-2021

ORDINARY HIGH WATER ELEVATION = 1323.6

BENCHMARK: Vertical railroad spike in the NW root of an 18-inch white pine located 25 feet west of the boat ramp and 25 feet from the shoreline at the DNR public access on Woman Lake. This information was taken from Trails & Waterways general plan for the Woman Lake water access site, dated May 25, 1989. A revised plan for the site, dated July 2004, indicates that the benchmark tree is located approximately 70 feet from the shoreline. Elevation = 1327.79

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



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Pequot Lakes, MN 56472
218-568-4940
www.stonemansurvey.com

CERTIFICATE OF SURVEY
Ross Gramstad
14111 19th Circle NW
Elk River, MN 55330

DATE: 10-19-2021
PROJECT No.: 21294
FILE NAME: C21294.dwg
FIELD BOOK: BOOK 456 PG 12
CHECKED BY: CMH
DRAWN BY: RJF

REVISIONS:
DATE DESCRIPTION BY
10-19-2021 Revised Tract A description RJP
7-25-2022 Revised Lot 1 name on drawing & descriptions RJP

DATE: 7/20/2022
LIC. NO. 44881

1 OF 1

Roger Percelle 7/20/2022 12:00 PM - F:\Drawings\2021\131294 Gramstad\C21294.dwg