

CERTIFICATE OF SURVEY

LOT 17, BLOCK 1, SECOND ADDITION TO BIRCH BAY ON WASHBURN LAKE,
SECTION 17, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

LEGAL DESCRIPTION PER DOC# A000622547
LOT 17, BLOCK 1, 2nd addition to Birch Bay on Washburn Lake, 1881 is subject to easement on file at the Cass County Court House, Walker, MN, which include a 2/28 interest in Outlot A on 2nd Addition to Birch Bay on Washburn Lake.

PROPOSED LEGAL DESCRIPTIONS:
TRACT A
The north half of Lot 17, Block 1, SECOND ADDITION TO BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, Cass County, Minnesota.
Subject to easements, restrictions, and reservations of record.

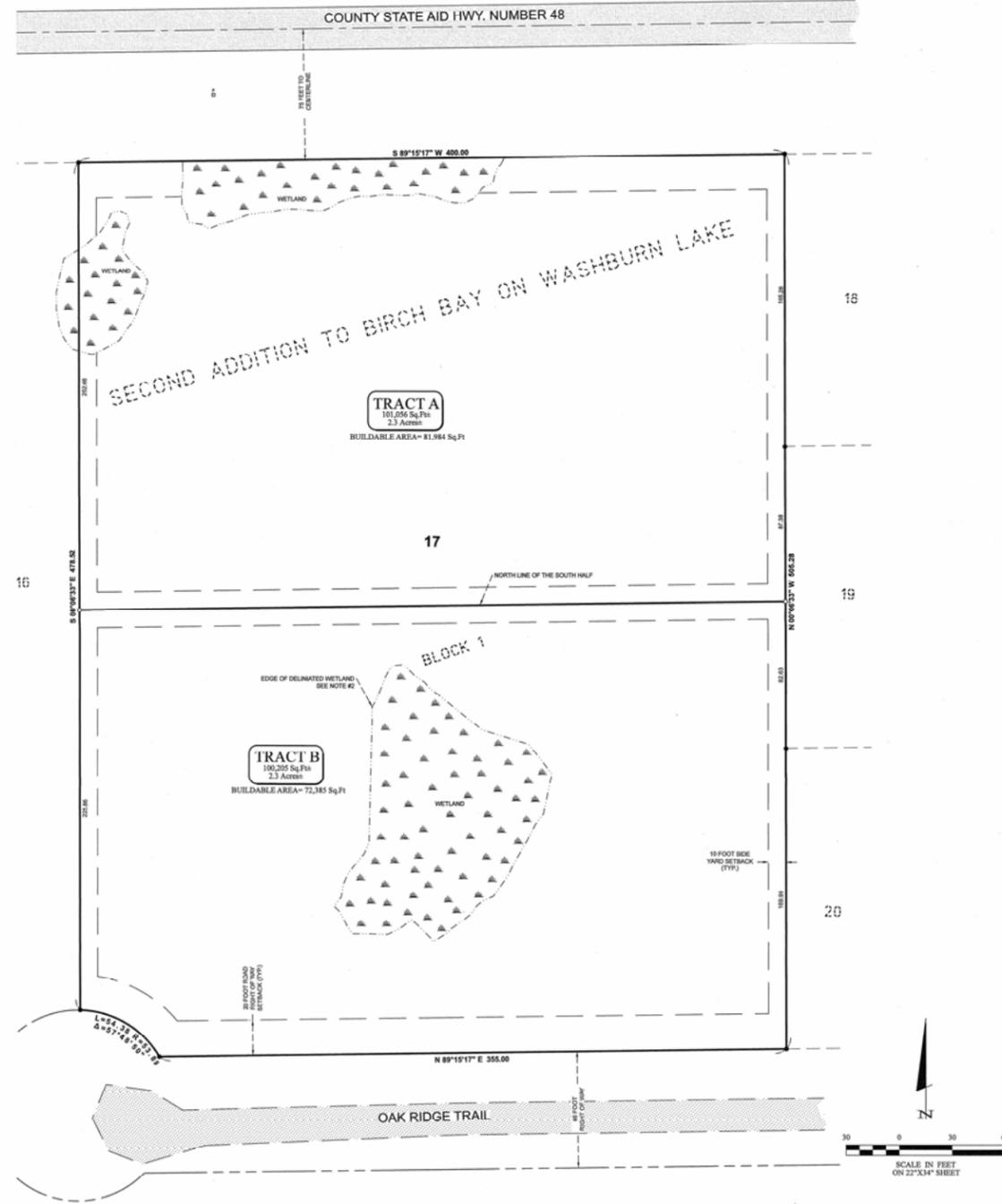
TRACT B
The part of Lot 17, Block 1, SECOND ADDITION TO BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, Cass County, Minnesota, lying southerly of the north half thereof.
Subject to easements, restrictions, and reservations of record.

- NOTES:**
- Zoning for subject tract - Shoreland Residential (General Development).
 - Wetland delineation was completed on 10-23-2021, by Ben Meister, Meister Environmental, LLC, MN Certified Wetland Delineator #1031.
 - Parcel ID of subject parcel: 12-445-0136.

LEGEND

- DENOTES EDGE OF EXISTING WETLANDS
- DENOTES EDGE OF EXISTING OR AVE.
- DENOTES EXISTING PHONE PEDestal & PHONE BOX
- DENOTES WETLANDS
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE #N 4481

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE FINAL PLAT OF SECOND ADDITION TO BIRCH BAY ON WASHBURN LAKE



1	CERTIFICATE OF SURVEY	PROJECT MANAGER:	PROJECT No.:	DATE:	REVISIONS:	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.		30200 Kautzmann Road Suite 1 P. O. Box 874 Forest Lake, MN 56470 218-568-4940 www.stromberg-survey.com
	2	BARRY PEDERSON 1272 PARSONAGE TRAIL NE OUTING, MN 56662	CMH	2194	2/4/2022			
		CHECKED:	FILE NAME:	SCALE:	BY:			
		CMH	C21394.dwg	SCALE: 1"=30'				
		DRAWN BY:	FIELD BOOK:	VERY:				
		L.E.	BOOK NA PG. NA	VERY: NONE				