

CERTIFICATE OF SURVEY

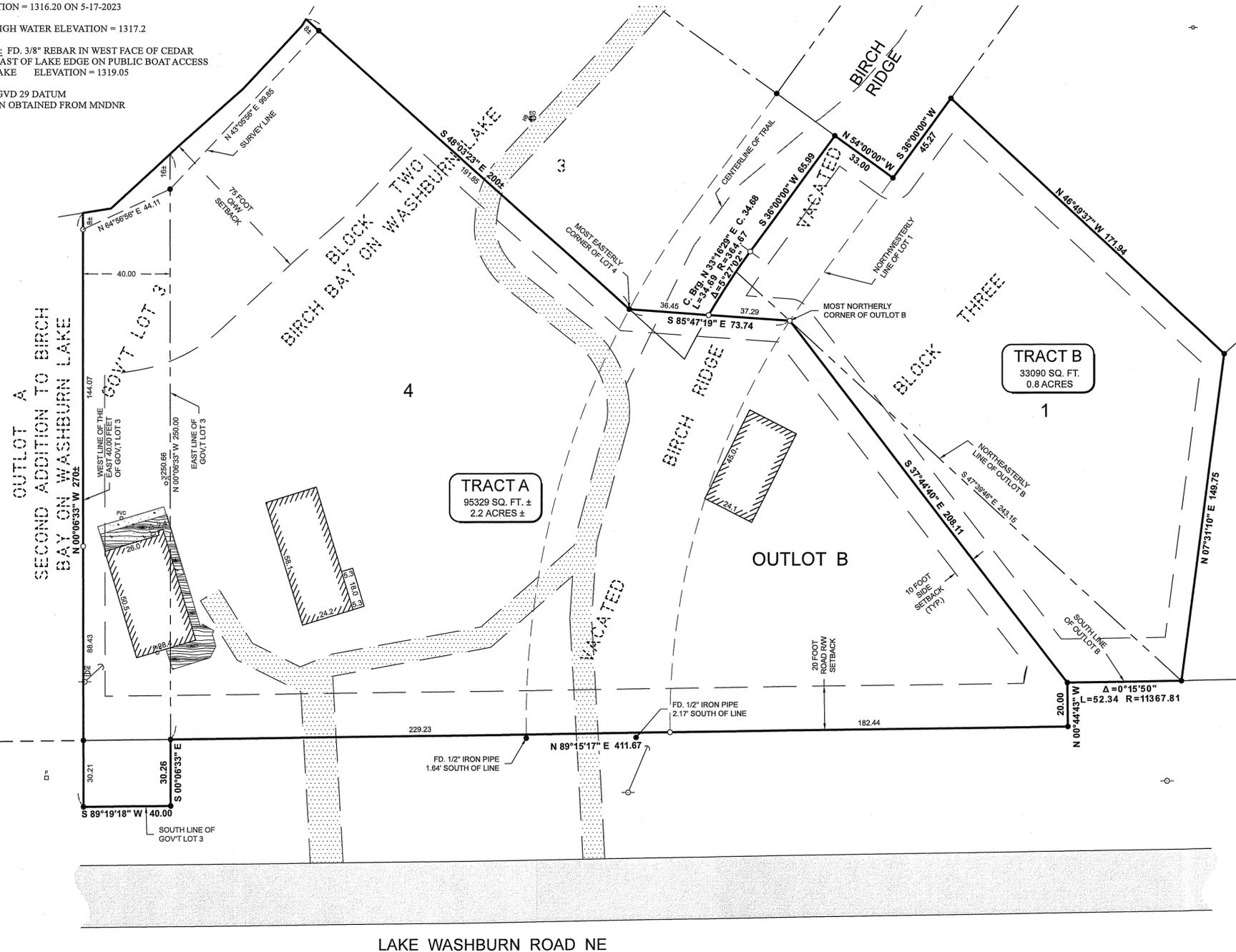
LOT 4, BLOCK TWO & LOT 1, BLOCK THREE & OUTLOT B AND
PART OF VACATED BIRCH RIDGE ALL IN BIRCH BAY ON WASHBURN LAKE,
AND PART OF GOVERNMENT LOT 3,
ALL IN SECTION 17, TOWNSHIP 139 NORTH, RANGE 26 WEST,
CASS COUNTY, MINNESOTA

WASHBURN LAKE
GENERAL DEVELOPMENT CLASSIFICATION
LAKE ELEVATION = 1316.20 ON 5-17-2023

ORDINARY HIGH WATER ELEVATION = 1317.2

BENCHMARK: FD. 3/8" REBAR IN WEST FACE OF CEDAR
CLUMP 20'± EAST OF LAKE EDGE ON PUBLIC BOAT ACCESS
SE SIDE OF LAKE ELEVATION = 1319.05

BASED ON NGVD 29 DATUM
INFORMATION OBTAINED FROM MNDNR



LAKE WASHBURN ROAD NE

NOTES:

- Zoning for subject tract = "Shoreland Residential".
- Parcel IDs of subject parcels: 12-438-0001 and 12-438-0301
- The E911 address of subject parcel: 5292 Lake Washburn Road NE.
- Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

LEGAL DESCRIPTION PER DOCUMENT NUMBER A000605268
Lot 4, Block 2, BIRCH BAY ON WASHBURN LAKE

Lot 1, Block 3, BIRCH BAY ON WASHBURN LAKE

Outlot B, Block 3, BIRCH BAY ON WASHBURN LAKE

The East 40.00 feet of Government Lot 3, Section 17, Township 139, Range 26.

ROAD VACATION PER DOCUMENT NUMBER A000392626

All 66' width of that portion of Birch Ridge located in the Plat of Birch Bay on Washburn Lake - Cass County, beginning at the southeast corner of Lot 4 Block 2 Birch Bay on Washburn Lake located on the north right of way of Cass County #48 and proceeding 321.04 feet along Birch Ridge to the northeast corner of Lot 3 Block 2 Birch Bay on Washburn Lake.

PROPOSED BOUNDARY DESCRIPTIONS:

TRACT A
The east 40.00 feet of Government Lot 3, Section 17, Township 139 North, Range 26 West, Cass County, Minnesota.

AND
Lot 4, Block Two, BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, said county.

AND
That part of vacated Birch Ridge, as dedicated in said plat, lying southerly of the following described line: Beginning at the most easterly corner of said Lot 4 and assuming the northeasterly line of said Lot 4 bears North 48 degrees 03 minutes 23 seconds West; thence South 85 degrees 47 minutes 19 seconds East 73.74 feet, more or less, to the most northerly corner of Outlot B, said plat and said described line there terminating.

AND
That part of Outlot B, BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, said county, lying southwesterly of the following described line: Beginning at the most northerly corner of said Outlot B and assuming the northeasterly line of said Outlot B bears South 47 degrees 39 minutes 46 seconds East; thence South 37 degrees 44 minutes 40 seconds East 208.11 feet to a found iron pipe on the south line of said Outlot B and said described line there terminating.

Subject to easements, restrictions and reservations of record.

TRACT B
Lot 1, Block 3, BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, Cass County, Minnesota.

AND
That part of Outlot B, said plat, lying northeasterly of the following described line: Beginning at the most northerly corner of said Outlot B and assuming the northeasterly line of said Outlot B bears South 47 degrees 39 minutes 46 seconds East; thence South 37 degrees 44 minutes 40 seconds East 208.11 feet to a found iron pipe on the south line of said Outlot B and said described line there terminating.

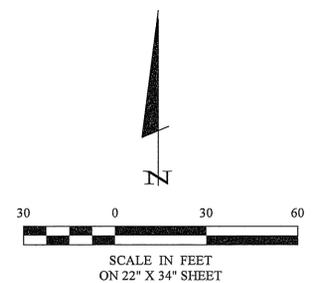
AND
That part of vacated Birch Ridge, as dedicated in said plat, lying northeasterly, southeasterly and southwesterly of the following described line: Beginning at the most northerly corner of said Outlot B and assuming the northeasterly line of said Outlot B bears South 47 degrees 39 minutes 46 seconds East; thence North 85 degrees 47 minutes 19 seconds West 37.29 feet; thence northeasterly 34.69 feet along a non-tangential curve concave to the southeast having a radius of 364.67 feet, a central angle of 5 degrees 27 minutes 02 seconds and a chord bearing of North 33 degrees 16 minutes 29 seconds East for a chord distance of 34.68 feet; thence North 36 degrees 00 minutes 00 seconds East tangent to said curve 65.99 feet to a found iron monument; thence South 54 degrees 00 minutes 00 seconds East 33.00 feet to a found iron monument on the northwesterly line of said Lot 1 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING CONCRETE
- DENOTES EDGE OF EXISTING WOODEN DECKING
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING HOSE BIB
- DENOTES EXISTING PHONE PEDESTAL & PHONE BOX
- DENOTES EXISTING SEPTIC VENT, SEPTIC CLEANOUT, & SEPTIC TANK LID
- DENOTES MONUMENT FOUND

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE RECORDED PLAT OF BIRCH BAY ON WASHBURN LAKE.



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P. O. Box 874
Pequot Lakes, MN 56472
218-566-4940
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I HEREBY CERTIFY THAT THIS SURVEY IS AN 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.
Kim Hughes
KIM HUGHES, LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
DATE: 6/15/2023

REVISIONS	DATE	DESCRIPTION

PROJECT No.:	23070
DATE:	6-15-2023
FILE NAME:	C23070.dwg
SCALE:	1"=30'
FIELD BOOK:	BOOK 472 PG. 15
VERT.:	NONE

PROJECT MANAGER:	CMH
CHECKED:	CMH
DRAWN BY:	RF

CERTIFICATE OF SURVEY
Kim Hughes
5521 Lake Washburn Road NE
Outing, MN 56662-4462