

**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

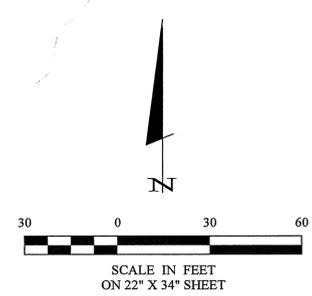
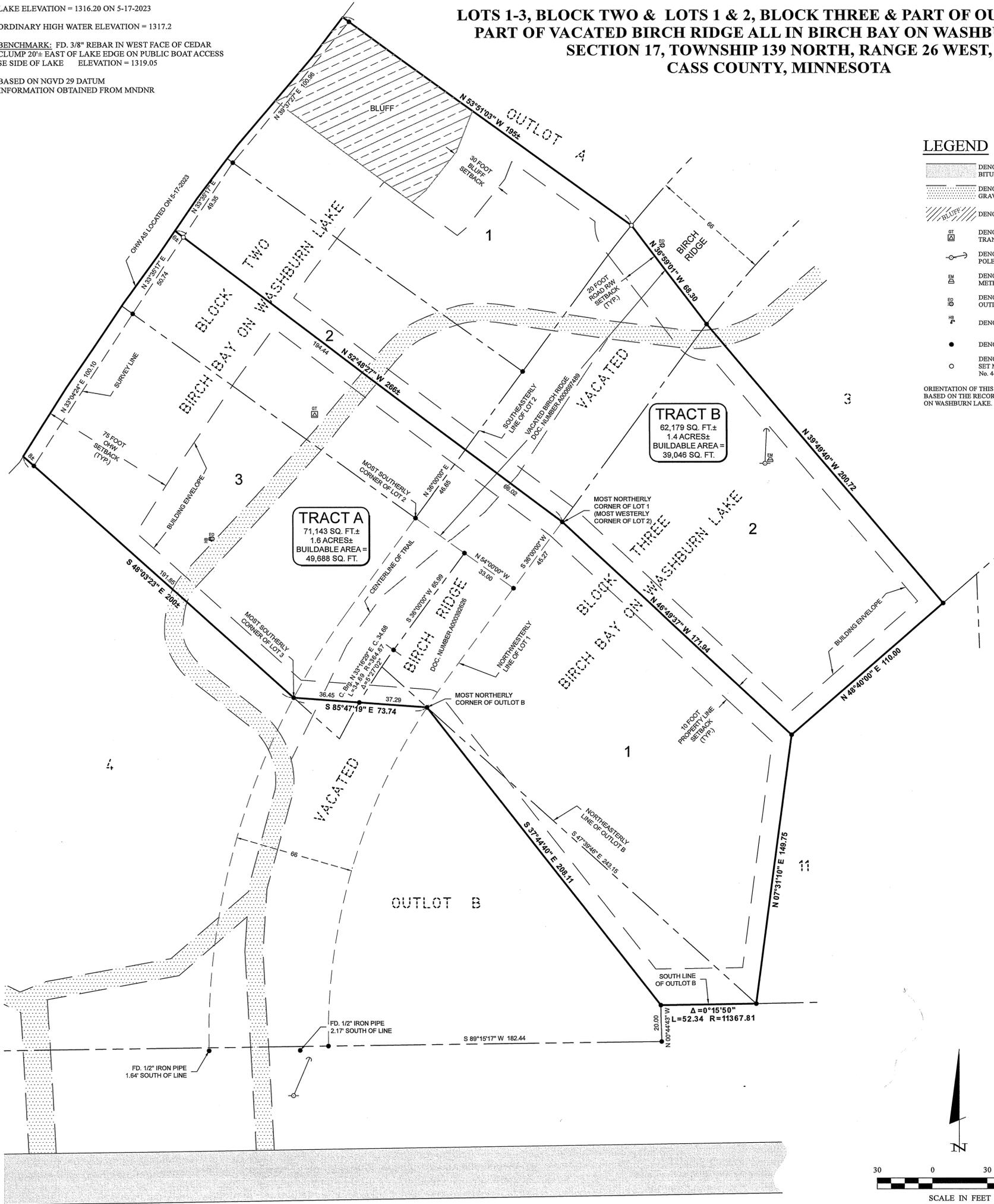
# CERTIFICATE OF SURVEY

**LOTS 1-3, BLOCK TWO & LOTS 1 & 2, BLOCK THREE & PART OF OUTLOT B AND PART OF VACATED BIRCH RIDGE ALL IN BIRCH BAY ON WASHBURN LAKE, SECTION 17, TOWNSHIP 139 NORTH, RANGE 26 WEST, CASS COUNTY, MINNESOTA**

## LEGEND

- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES BLUFF AREA
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING UTILITY POLE W/ GUY WIRE
- DENOTES EXISTING ELECTRIC METER
- DENOTES EXISTING ELECTRIC OUTLET
- DENOTES EXISTING HOSE BIB
- DENOTES MONUMENT FOUND
- DENOTES IRON MONUMENT SET MARKED BY LICENSE No. 44881

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



### PROPOSED BOUNDARY DESCRIPTIONS

**TRACT A**  
 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  
 Lot 3, Block 2, said plat and that part of Lot 2, Block 2, said plat lying southwesterly of the following described line: Commencing at the most southerly corner of said Lot 2; thence North 36 degrees 00 minutes 00 seconds East, assumed bearing, along the southeasterly line of said Lot 2 for a distance of 46.65 feet to the point of beginning of the line to be herein described; thence North 52 degrees 48 minutes 27 seconds West 200 feet, more or less, to the shoreline of Washburn Lake and said described line there terminating.  
 AND  
 That part of vacated Birch Ridge as described in Document Number A000392626, 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 North 85 degrees 47 minutes 19 seconds West 73.74 feet to the most southerly corner of said Lot 3 and said described line there terminating.  
 AND  
 That part of vacated Birch Ridge as described in Document Number A000697489, lying southwesterly of the following described line: Commencing at the most southerly corner of said Lot 2; thence North 36 degrees 00 minutes 00 seconds East, assumed bearing, along the southeasterly line of said Lot 2 for a distance of 46.65 feet to the point of beginning of the line to be herein described; thence South 52 degrees 48 minutes 27 seconds East 66.02 feet to the most northerly corner of said Lot 1 and said described line there terminating.

Subject to easements, restrictions and reservations of record.

**TRACT B**  
 Lot 2, Block 3, BIRCH BAY ON WASHBURN LAKE, according to the recorded plat thereof, Cass County, Minnesota.  
 AND  
 Lot 1, Block 2, said plat and that part of Lot 2, Block 2, said plat lying northeasterly of the following described line: Commencing at the most southerly corner of said Lot 2; thence North 36 degrees 00 minutes 00 seconds East, assumed bearing, along the southeasterly line of said Lot 2 for a distance of 46.65 feet to the point of beginning of the line to be herein described; thence North 52 degrees 48 minutes 27 seconds West 200 feet, more or less, to the shoreline of Washburn Lake and said described line there terminating.  
 AND  
 That part of vacated Birch Ridge as described in Document Number A000697489, lying northeasterly of the following described line: Commencing at the most southerly corner of Lot 2, Block 2, said plat; thence North 36 degrees 00 minutes 00 seconds East, assumed bearing, along the southeasterly line of Lot 2, Block 2, said plat for a distance of 46.65 feet to the point of beginning of the line to be herein described; thence South 52 degrees 48 minutes 27 seconds East 66.02 feet to the most westerly corner of Lot 2, Block 3, said plat and said described line there terminating.

Subject to easements, restrictions and reservations of record.

### EXISTING DESCRIPTION

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 73.74 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.

### NOTES:

1. Zoning for subject tract = "Shoreland Residential".
2. Parcel IDs of subject parcels: 12-438-0210, 12-438-0301 and 12-438-0302.
3. Setbacks as shown can be subject to interpretation. Verification of setbacks by the governing body is advised prior to building.

1 OF 1 SHEET	CERTIFICATE OF SURVEY	PROJECT MANAGER: CMH	PROJECT No.: 23070	DATE: 11-30-2023	REVISIONS DATE DESCRIPTION BY	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.  Cynthia M. Hidde CYNTHIA M. HIDDE PLS#44881 DATE 11/30/2023 LIC. NO. 44881	 30206 Rasmussen Road Suite 1 P. O. Box 874 Pequot Lakes, MN 56472 218-568-4940 www.stonemarksurvey.com
	Kim Hughes 5521 Lake Washburn Road NE Outing, MN 56662-4462	CHECKED BY: CMH	FILE NAME: C23070-1.dwg	SCALE: HORIZ. 1"=30'			
	DRAWN BY: RJF	FIELD BOOK: BOOK PG.	VERT. NONE				