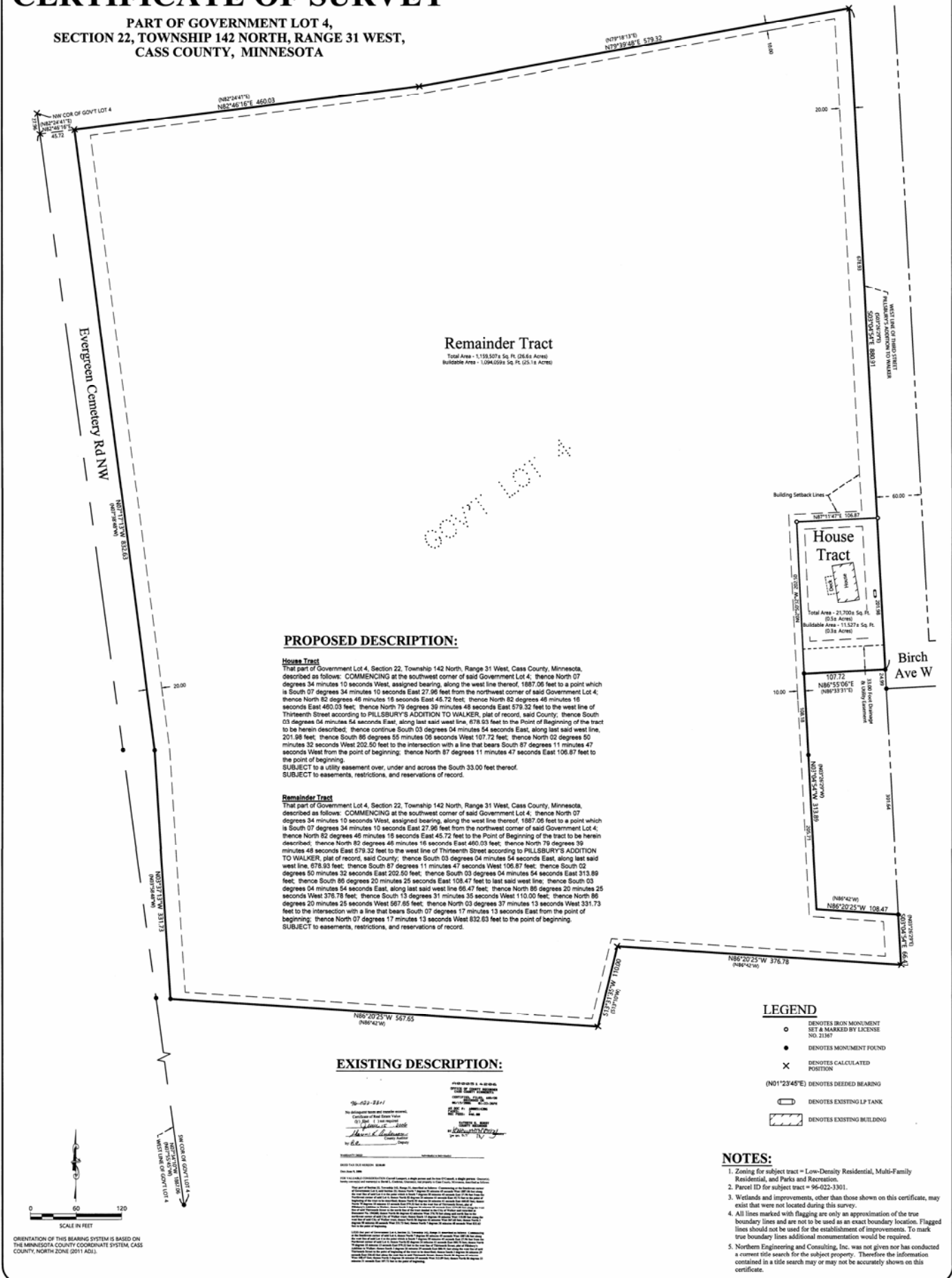


# CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 4,  
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



### PROPOSED DESCRIPTION:

**House Tract**  
That part of Government Lot 4, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 4; thence North 07 degrees 34 minutes 10 seconds West, assigned bearing, along the west line thereof, 1887.06 feet to a point which is South 07 degrees 34 minutes 10 seconds East 27.96 feet from the northwest corner of said Government Lot 4; thence North 82 degrees 46 minutes 16 seconds East 45.72 feet; thence North 82 degrees 46 minutes 16 seconds East 460.03 feet; thence North 79 degrees 39 minutes 48 seconds East 579.32 feet to the west line of Thirteenth Street according to PILLSBURY'S ADDITION TO WALKER, plat of record, said County; thence South 03 degrees 04 minutes 54 seconds East, along last said west line, 678.03 feet to the Point of Beginning of the tract to be herein described; thence continue South 03 degrees 04 minutes 54 seconds East, along last said west line, 201.98 feet; thence South 88 degrees 55 minutes 09 seconds West 107.72 feet; thence North 02 degrees 50 minutes 32 seconds West 202.50 feet to the intersection with a line that bears South 87 degrees 11 minutes 47 seconds West from the point of beginning; thence North 87 degrees 11 minutes 47 seconds East 106.87 feet to the point of beginning.  
SUBJECT to a utility easement over, under and across the South 33.00 feet thereof.  
SUBJECT to easements, restrictions, and reservations of record.

**Remainder Tract**  
That part of Government Lot 4, Section 22, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Government Lot 4; thence North 07 degrees 34 minutes 10 seconds West, assigned bearing, along the west line thereof, 1887.06 feet to a point which is South 07 degrees 34 minutes 10 seconds East 27.96 feet from the northwest corner of said Government Lot 4; thence North 82 degrees 46 minutes 16 seconds East 45.72 feet to the Point of Beginning of the tract to be herein described; thence North 82 degrees 46 minutes 16 seconds East 460.03 feet; thence North 79 degrees 39 minutes 48 seconds East 579.32 feet to the west line of Thirteenth Street according to PILLSBURY'S ADDITION TO WALKER, plat of record, said County; thence South 03 degrees 04 minutes 54 seconds East, along last said west line, 678.03 feet; thence South 87 degrees 11 minutes 47 seconds West 106.87 feet; thence South 02 degrees 50 minutes 32 seconds East 202.50 feet; thence South 03 degrees 04 minutes 54 seconds East 313.99 feet; thence South 88 degrees 55 minutes 09 seconds East 108.47 feet to last said west line; thence South 03 degrees 04 minutes 54 seconds East, along last said west line 66.47 feet; thence North 88 degrees 20 minutes 25 seconds West 376.78 feet; thence South 13 degrees 31 minutes 35 seconds West 110.00 feet; thence North 88 degrees 20 minutes 25 seconds West 567.65 feet; thence North 03 degrees 37 minutes 13 seconds West 331.79 feet to the intersection with a line that bears South 07 degrees 17 minutes 13 seconds East from the point of beginning; thence North 07 degrees 17 minutes 13 seconds West 832.63 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

### EXISTING DESCRIPTION:

*(This section contains a detailed legal description of existing tracts and easements, including references to previous surveys and public records. The text is dense and includes specific bearings and distances for various lines and points.)*

### LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E) DENOTES DEEDED BEARING
- ▭ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING

### NOTES:

1. Zoning for subject tract = Low-Density Residential, Multi-Family Residential, and Parks and Recreation.
2. Parcel ID for subject tract = 96-022-3301.
3. Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
4. All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
5. Northern Engineering and Consulting, Inc. was not given nor has conducted a current title search for the subject property. Therefore the information contained in a title search may or may not be accurately shown on this certificate.

1 OF 1  
SHEET NO.  
DATE: 03/13/2022  
DRAWN BY: [Signature]

CERTIFICATE OF SURVEY  
David Cochran  
205 Tianna Drive  
Walker, MN 56484



I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
TERRY L. FREEMAN  
LIC. NO. 21367

NO.	DATE	DESCRIPTION	BY