CERTIFICATE OF SURVEY

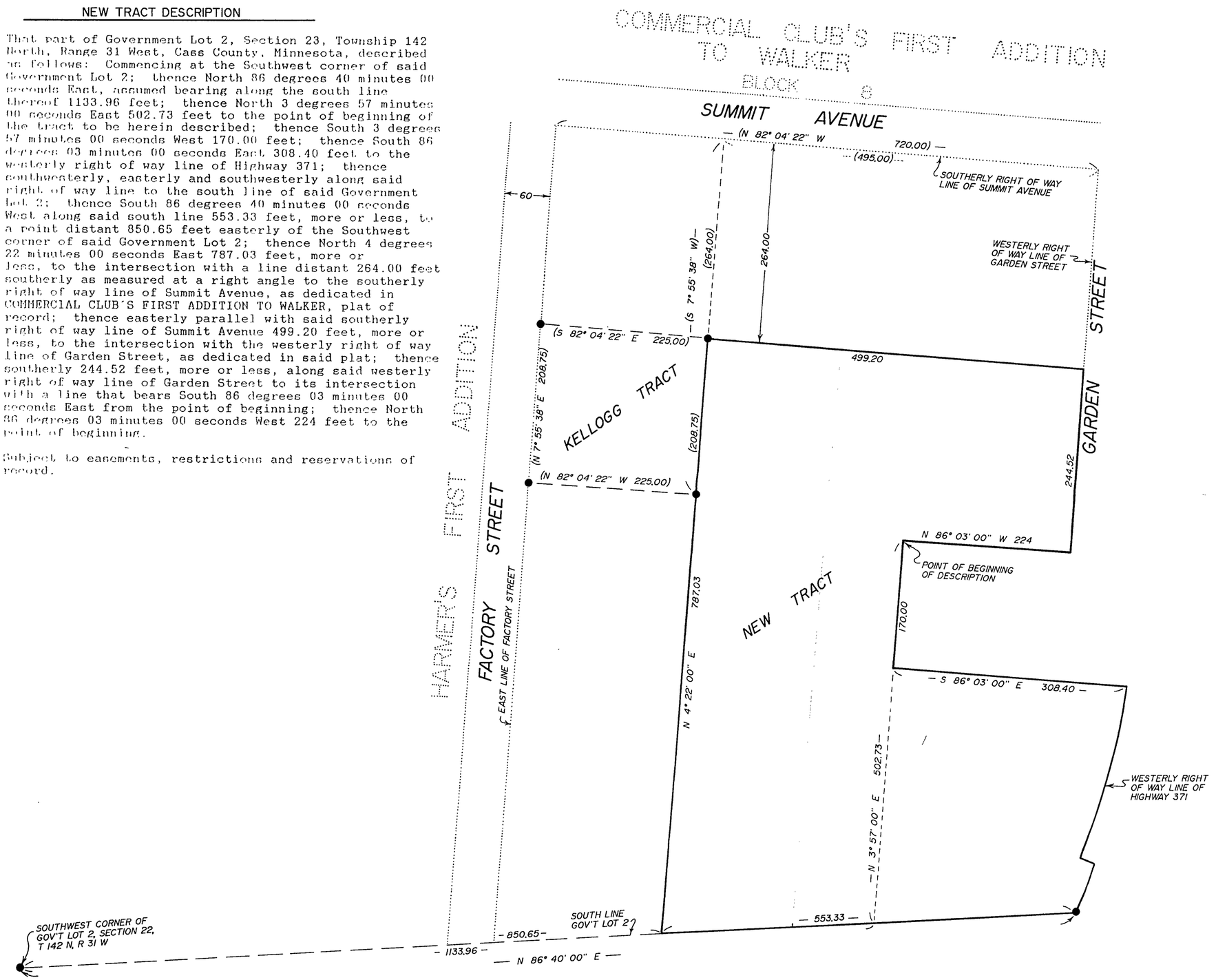
PART OF GOVERNMENT LOT 2, SECTION 23, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

FOR: JAMES NEGAARD
c/o TRANSAMERICA REALTY
BOX 1000
WALKER, MN. 56484

NEW TRACT DESCRIPTION

That part of Government Lot 2, Section 23, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Southwest corner of said Government Lot 2; thence North 86 degrees 40 minutes 00 seconds East, assumed bearing along the south line thereof 1133.96 feet; thence North 3 degrees 57 minutes 00 seconds East 502.73 feet to the point of beginning of the tract to be herein described; thence South 3 degrees 57 minutes 00 seconds West 170.00 feet; thence South 86 degrees 03 minutes 00 seconds East 308.40 feet to the westerly right of way line of Highway 371; thence southwesterly, easterly and southwesterly along said right of way line to the south line of said Government Lot 2; thence South 86 degrees 40 minutes 00 seconds West along said south line 553.33 feet, more or less, to a point distant 850.65 feet easterly of the Southwest corner of said Government Lot 2; thence North 4 degrees 22 minutes 00 seconds East 787.03 feet, more or less, to the intersection with a line distant 264.00 feet southerly as measured at a right angle to the southerly right of way line of Summit Avenue, as dedicated in COMMERCIAL CLUB'S FIRST ADDITION TO WALKER, plat of record; thence easterly parallel with said southerly right of way line of Summit Avenue 499.20 feet, more or less, to the intersection with the westerly right of way line of Garden Street, as dedicated in said plat; thence southerly 244.52 feet, more or less, along said westerly right of way line of Garden Street to its intersection with a line that bears South 86 degrees 03 minutes 00 seconds East from the point of beginning; thence North 86 degrees 03 minutes 00 seconds West 224 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.



1"=100'

100 0 100 200

scale feet

● DENOTES MONUMENT FOUND

( ) DENOTES BEARING (USING A DIFFERENT BASIS OF BEARING) AND DISTANCE IN KELLOGG TRACT DESCRIPTION.

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 ENGINEER OR LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Terry L. Fransen

DATE 2/11/92 LIC. NO. 21367

Landecker & Assoc, Inc.
BOX 292, WALKER, MINNESOTA 56484
(218) 547-1296
PLANNING ENGINEERING SURVEYING

PROJ. MGR.	DATE	REVISIONS	COMPUTER
TLF	2/11/92		516 - 7
CHECKED BY	SCALE		BOOK PG.
tlf	HORIZ 1" = 100'		05990-3
DRAWN BY			FILE NO.
KAF	VERT		SHEET 1 OF 1