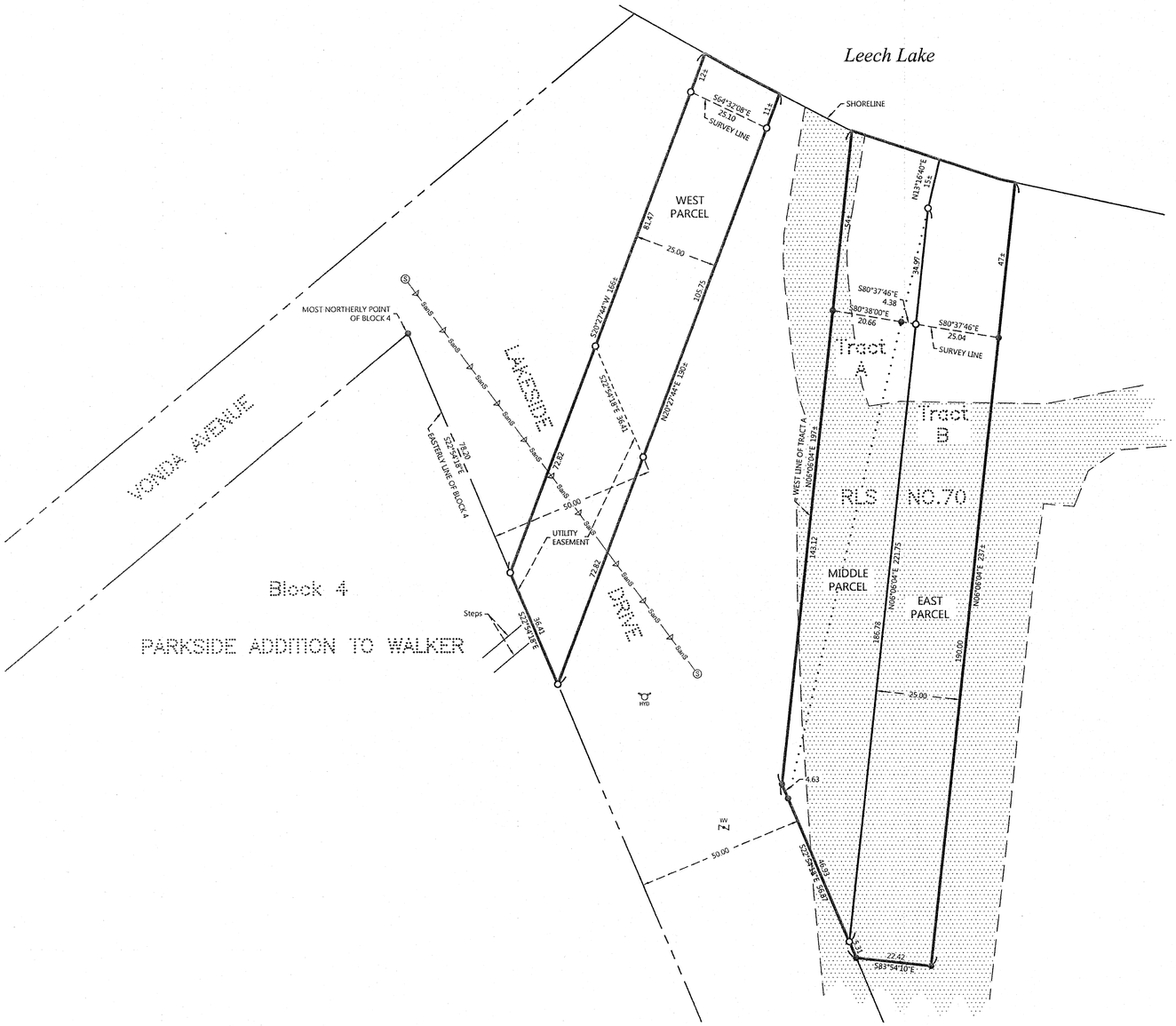
# CERTIFICATE OF SURVEY

## REGISTERED LAND SURVEY NUMBER 70 AND PART OF PARKSIDE ADDITION TO WALKER, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA

RECEIVED
#7781
NOV 3 2014
GL-L 22-142-31
COUNTY SURVEYOR




ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST LINE OF TRACT A, REGISTERED LAND SURVEY NUMBER 70 TO HAVE AN ASSIGNED BEARING OF N 06°06'04" E.

## PROPOSED DESCRIPTIONS:

**WEST PARCEL City to Cochran**
That of part of Lakeside Drive, as dedicated in the recorded plat of PARKSIDE ADDITION TO WALKER, Cass County, Minnesota, described as follows: COMMENCING at the most northerly corner of Block 4, said plat; thence South 22 degrees 54 minutes 18 seconds East, assigned bearing, along the easterly line of said Block 4, for a distance of 78.20 feet to the point of beginning of the tract to be herein described; thence continue South 22 degrees 54 minutes 18 seconds East, along said easterly line, 36.41 feet; thence North 20 degrees 27 minutes 44 seconds East 190 feet, more or less, to the shoreline of Leech Lake; thence northwesterly along said shoreline to the intersection with a line bearing North 20 degrees 27 minutes 44 seconds East from the point of beginning; thence South 20 degrees 27 minutes 44 seconds West 166 feet, more or less, to the point of beginning.

Subject Tract is non-conforming on it's own and must be attached to an adjacent parcel.

Subject to a utility easement over, under and across that of part of Lakeside Drive, as dedicated in the recorded plat of PARKSIDE ADDITION TO WALKER, Cass County, Minnesota, described as follows: COMMENCING at the most northerly corner of Block 4, said plat; thence South 22 degrees 54 minutes 18 seconds East, assigned bearing, along the easterly line of said Block 4, for a distance of 78.20 feet to the point of beginning of the easement tract to be herein described; thence continue South 22 degrees 54 minutes 18 seconds East, along said easterly line, 36.41 feet; thence North 20 degrees 27 minutes 44 seconds East 72.82 feet; thence North 22 degrees 54 minutes 18 seconds West 36.41 feet to the intersection with a line bearing North 20 degrees 27 minutes 44 seconds East from the point of beginning; thence South 20 degrees 27 minutes 44 seconds West 72.82 feet to the point of beginning. In the event that said utility easement is utilized, only normal restoration of vegetation is required.

Subject to an easement for ingress and egress for the members of the Tianna Estates Homeowners Association to access their beach area.

SUBJECT to easements, restrictions, and reservations of record.

**MIDDLE PARCEL Cochran to City**
Tract A, Registered Land Survey Number 70, Cass County, Minnesota;
AND that part of Tract B, said Registered Land Survey Number 70, lying west of the East 25.00 feet thereof.
SUBJECT to easements, restrictions, and reservations of record.

**EAST PARCEL**
The East 25.00 feet of Tract B, Registered Land Survey Number 70, Cass County, Minnesota.
SUBJECT to easements, restrictions and reservations of record.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES EXISTING WATER VALVE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING SANITARY SEWER MANHOLE
- DENOTES EXISTING SANITARY SEWER MAIN
- DENOTES EDGE OF EXISTING GRAVEL

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| 1 | 10-20-2014 | Added easement and utilities | WAG |
| 2 | 10-23-2014 | Removed easement, adjusted West Parcel | WAG |
| 3 | 10-28-2014 | Added easement, adjusted West Parcel | WAG |

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY LAKEMAN — LIC. NO. 21367 — 21367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CERTIFICATE OF SURVEY
Dave Cochran
12938 Grand Traverse Drive
Dade City, FL 33525

JOB NO. 12-018
DATE: 10-13-2014

SHEET NO.
1 OF 1