

# CERTIFICATE OF SURVEY

**PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER, SECTION 27,  
AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER, SECTION 34,  
TOWNSHIP 142 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA**

**PROPOSED DESCRIPTION:**

**SOUTH TRACT**

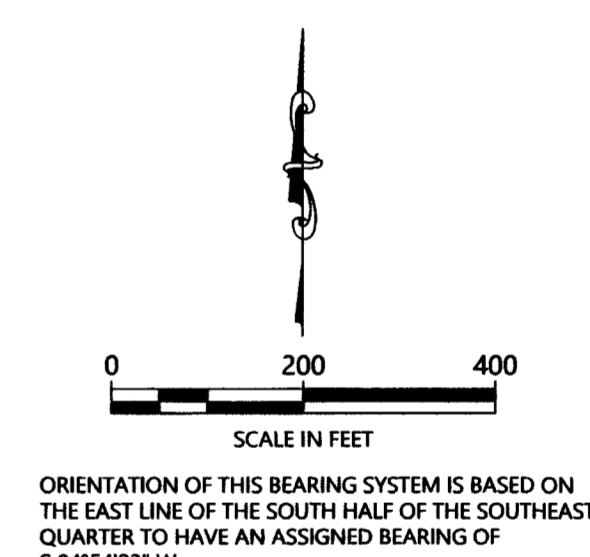
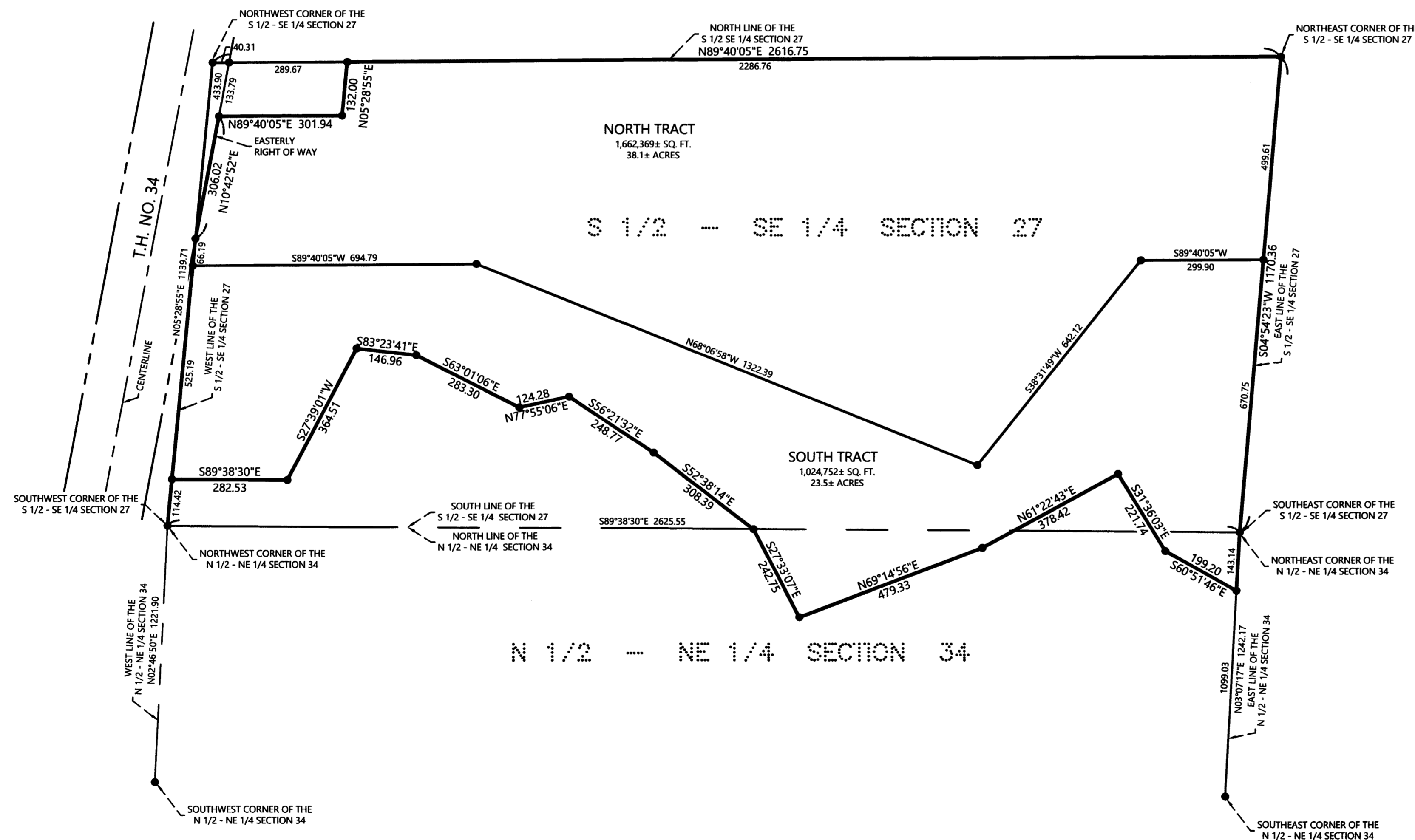
That part of the North Half of the Northeast Quarter, Section 34, and that part of the South Half of the Southeast Quarter, Section 27, all in Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Commencing at the Northeast corner of said South Half of the Southeast Quarter; thence South 4 degrees 54 minutes 23 seconds West, assigned bearing along the east line thereof 499.61 feet to the point of beginning of the tract to be herein described; thence South 89 degrees 40 minutes 05 seconds West 299.90 feet; thence South 38 degrees 31 minutes 49 seconds West 642.12 feet; thence North 68 degrees 06 minutes 58 seconds West 1322.39 feet; thence South 89 degrees 40 minutes 05 seconds West 694.79 feet to the west line of said South Half of the Southeast Quarter; thence South 5 degrees 28 minutes 55 seconds West along said west line 525.19 feet to a point 114.42 feet from the Southwest corner of said South Half of the Southeast Quarter; thence South 89 degrees 30 minutes 30 seconds East 282.53 feet; thence North 27 degrees 39 minutes 01 second East 364.51 feet; thence South 83 degrees 23 minutes 41 seconds East 146.96 feet; thence South 63 degrees 01 minute 06 seconds East 283.30 feet; thence North 77 degrees 55 minutes 06 seconds East 124.28 feet; thence South 56 degrees 21 minutes 32 seconds East 248.77 feet; thence South 52 degrees 38 minutes 14 seconds East 308.39 feet; thence South 27 degrees 33 minutes 07 seconds East 242.75 feet; thence North 69 degrees 14 minutes 56 seconds East 479.33 feet; thence North 61 degrees 22 minutes 43 seconds East 378.42 feet; thence South 31 degrees 36 minutes 03 seconds East 221.74 feet; thence South 60 degrees 51 minutes 46 seconds East 199.20 feet to the east line of said North Half of the Northeast Quarter; thence North 3 degrees 07 minutes 17 seconds East along said east line 143.14 feet to the Northeast corner of said North Half of the Northeast Quarter; thence North 4 degrees 54 minutes 23 seconds East along the east line of said South Half of the Southeast Quarter 670.75 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

**NORTH TRACT**

That part of the South Half of the Southeast Quarter, Section 27, Township 142 North, Range 31 West, Cass County, Minnesota, described as follows: Beginning at the Northeast corner of said South Half of the Southeast Quarter; thence South 4 degrees 54 minutes 23 seconds West, assigned bearing along the east line thereof 499.61 feet; thence South 89 degrees 40 minutes 05 seconds West 299.90 feet; thence South 38 degrees 31 minutes 49 seconds West 642.12 feet; thence North 68 degrees 06 minutes 58 seconds West 1322.39 feet; thence South 89 degrees 40 minutes 05 seconds West 694.79 feet to the west line of said South Half of the Southeast Quarter; thence North 5 degrees 28 minutes 55 seconds East along said west line 66.19 feet to the intersection with the easterly right-of-way of T.H. No. 34; thence North 10 degrees 42 minutes 52 seconds East along said right-of-way 306.02 feet to a point on said right-of-way line distant 133.79 feet southerly of the intersection of said right-of-way and the north line of said South Half of the Southeast Quarter; thence North 89 degrees 40 minutes 05 seconds East 301.94 feet; thence North 5 degrees 28 minutes 55 seconds East 132.00 feet to said north line; thence North 89 degrees 40 minutes 05 seconds East along said north line 2286.76 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.



- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
  - DENOTES MONUMENT FOUND
  - × DENOTES CALCULATED POSITION

- NOTES:**
- Zoning for subject tract = Transitional Commercial (TC) and Low Density Residential (LDR).
  - Parcel ID for subject tract = 96-027-4302.
  - Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
  - 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.
  - 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.

NO.	DATE	DESCRIPTION

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 L. FREEMAN  
 LIC. NO. 21367  
 9/3/2020



**CERTIFICATE OF SURVEY**  
 Tianna Country Club  
 Co: Frank Lamb  
 BOX 177  
 Walker, MN 56484

JOB NO. 20-017  
 DATE: 09-03-2020

SHEET NO.  
 1 OF 1