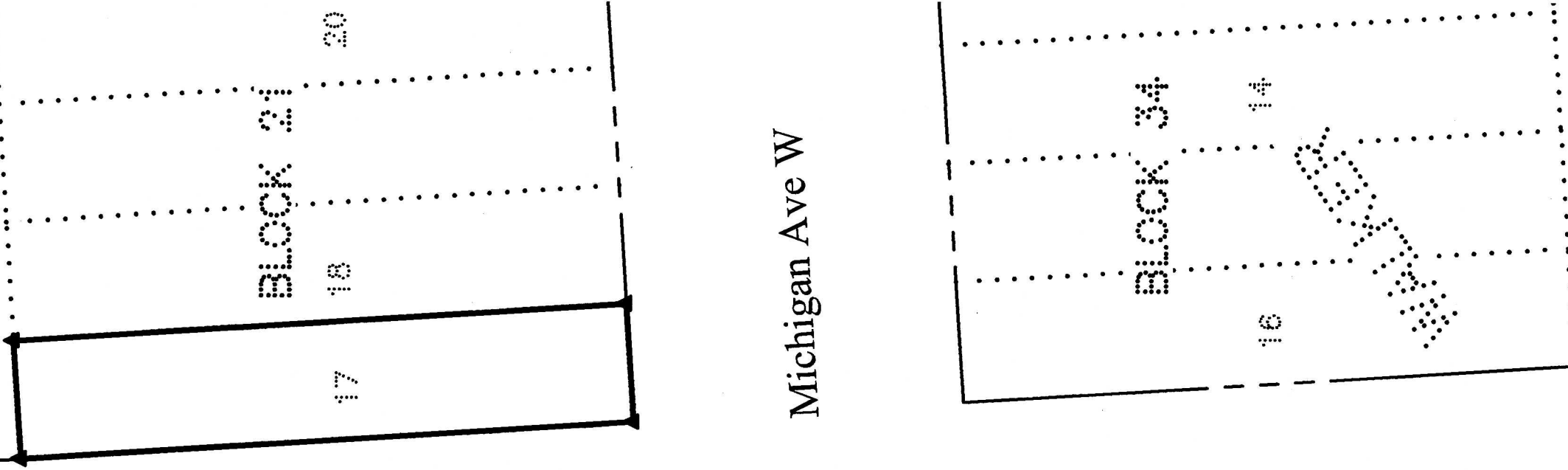


**PARTS OF THE ORIGINAL PLAT OF WALKER, AND
AUDITORS PLAT OF THE SW1/4-SE1/4 & GOV'T LOT 7,
SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA**



○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
△	DENOTES SET PK NAIL
●	DENOTES MONUMENT FOUND
▲	DENOTES FOUND PK NAIL
×	DENOTES CALCULATED POSITION
⚙	DENOTES EXISTING CONCRETE MOUNTED LIGHT
⚡	DENOTES EXISTING GROUND TRANSFORMER
⏚	DENOTES EXISTING ELECTRIC PANEL

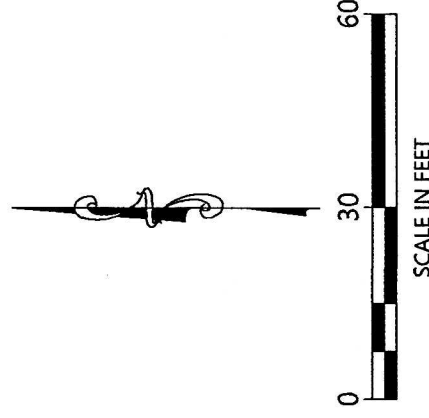
	DENOTES EXISTING SIGN(S)
	DENOTES EXISTING STORM SEWER CATCH BASIN
	DENOTES EXISTING STORM SEWER MANHOLE
	DENOTES EXISTING GAS METER
	DENOTES EXISTING BOLLARD
	DENOTES EXISTING SANITARY SEWER MANHOLE
	DENOTES EXISTING FLAG POLE
	DENOTES EXISTING FIRE HYDRANT
	DENOTES EXISTING BUILDING
	DENOTES EDGE OF EXISTING BITUMINOUS CONCRETE
	DENOTES EXISTING RETAINING WALL
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING HAND RAIL

EXISTING DESCRIPTION:

OVERALL STORE TRACT

Those parts of Lots 1 through 12, Block 35, Original Plat of WALKER, plat of record, Cass County, Minnesota, lying westerly of the west line of 7th Street and easterly of the east line of 6th Street, as dedicated in said Plat, subject to easements for utilities over, under and across said street,

LINE TABLE		
Line Segment	Bearing	Distance
L1	N88°52'13"E	7.34
L2	N66°36'50"E	5.00
L3	S66°35'50"W	35.01
L4	N01°43'05"W	38.08
L5	N88°16'55"E	10.00
L6	N88°16'55"E	25.00
L7	S68°16'55"W	10.00
L8	N01°43'05"W	27.15
L9	N88°20'11"E	10.29



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.)

1. Zoning for subject tract = City of Walker Zoning, General Commercial (GC).
2. Parcel ID for subject tract = 96-369-0200.
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 an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

JOB NO. 25-009
DATE: 01-29-2025
SHEET NO.
1 OF 1

CERTIFICATE OF SURVEY
Miners Inc.
5065 Miller Truck Hwy
Hermantown, MN 55811



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

[illegible]