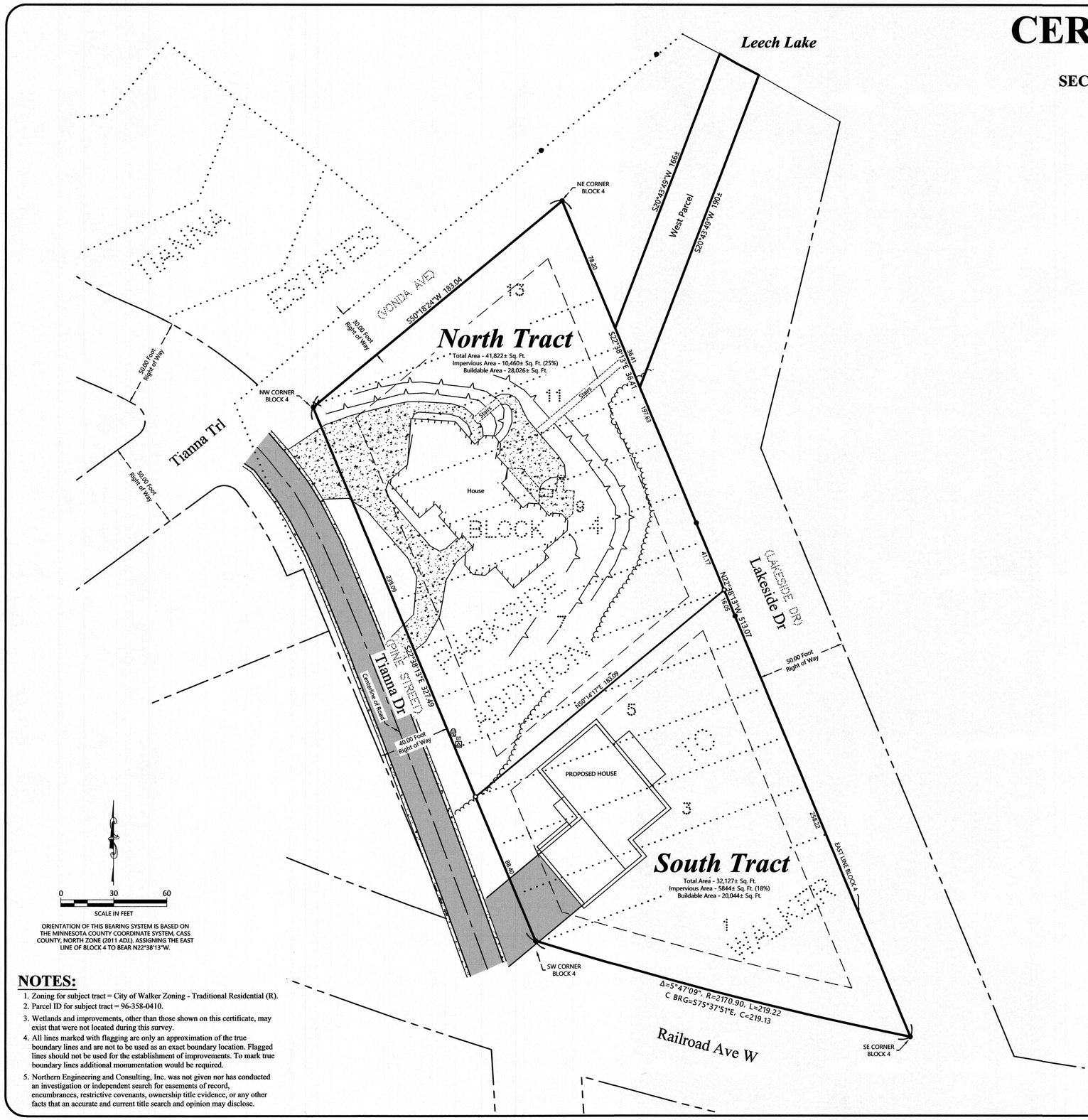
CERTIFICATE OF SURVEY

LOTS 1-13, BLOCK 4, PARKSIDE ADDITION, SECTION 22, TOWNSHIP 142 NORTH, RANGE 31 WEST, CASS COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE MINNESOTA COUNTY COORDINATE SYSTEM, CASS COUNTY, NORTH ZONE (2011 ADJ.). ASSIGNING THE EAST LINE OF BLOCK 4 TO BEAR N22°38'13"W.

NOTES:

1. Zoning for subject tract = City of Walker Zoning - Traditional Residential (R).
2. Parcel ID for subject tract = 96-358-0410.
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.

EXISTING DESCRIPTION:

96-358-0410

No delinquent taxes and transfer entered;
Certificate of Real Estate Value
( ) filed (X) not required
June 24, 2004
Sharon K. Andersen
County Auditor
by: RA., Deputy

A000485524
OFFICE OF COUNTY RECORDER
CASS COUNTY MINNESOTA
CERTIFIED, FILED, AND/OR RECORDED ON
06/24/2004 12:55:48PM
AS DOC #: A000485524
PAGES: 1
REC FEES: $20.00
KATHRYN M. NORBY
COUNTY RECORDER
BY Kathryn M. Norby DEPUTY

QUIT CLAIM DEED **Form No. 27-M** Individual(s) to Individual(s)

STATE DEED TAX DUE HEREON: $1.65

Date: **May 4, 2004**

FOR VALUABLE CONSIDERATION, **Patti Sue Cochran, a divorced and unremarried person** , Grantor(s), hereby convey(s) and quitclaim(s) to **David L. Cochran, a single person** Grantee(s), real property in **Cass** County, Minnesota, described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12) and Thirteen (13) of Block Four (4), Parkside Addition to Village of Walker

PROPOSED DESCRIPTIONS:

SOUTH TRACT(New House)

That part of Block 4, PARKSIDE ADDITION, plat of record, Cass County, Minnesota, described as follows: Beginning at the southeast corner of said Block 4; thence North 22 degrees 38 minutes 13 seconds West, assigned bearing along the East line thereof 274.27 feet; thence South 50 degrees 14 minutes 17 seconds West 183.09 feet to the West line of said Block 4; thence South 22 degrees 38 minutes 13 seconds East along said West line 88.40 feet to the southwest corner thereof; thence easterly 219.22 feet along a non-tangential curve concave to the northeast, having a radius of 2170.90 feet, a central angle of 5 degrees 47 minutes 09 seconds and the chord bears South 75 degrees 37 minutes 51 seconds East for a chord distance of 219.13 feet to the point of beginning.

Subject to easements, restrictions and reservations of record.

NORTH TRACT(House)

That part of Block 4, PARKSIDE ADDITION, plat of record, Cass County, Minnesota, described as follows: Commencing at the southeast corner of said Block 4; thence North 22 degrees 38 minutes 13 seconds West, assigned bearing along the East line thereof 274.27 feet to the Point of Beginning of the tract to be herein described; thence continue North 22 degrees 38 minutes 13 seconds West along said East line 238.80 feet to the northeast corner of said Block 4; thence South 50 degrees 18 minutes 24 seconds West along the North line thereof 183.04 feet to the northwest corner of said Block 4; thence South 22 degrees 38 minutes 13 seconds East along the West line thereof 239.09 feet; thence North 50 degrees 14 minutes 17 seconds East 183.09 feet to the point of beginning.

AND

WEST PARCEL

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 38 minutes 13 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 38 minutes 13 seconds East, along said easterly line, 36.41 feet; thence North 20 degrees 43 minutes 49 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 43 minutes 49 seconds East from the point of beginning; thence South 20 degrees 43 minutes 49 seconds West 166 feet, more or less, to the point of beginning.
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 38 minutes 13 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 38 minutes 13 seconds East, along said easterly line, 36.41 feet; thence North 20 degrees 43 minutes 49 seconds East 72.82 feet; thence North 22 degrees 38 minutes 13 seconds West 36.41 feet to the intersection with a line bearing North 20 degrees 43 minutes 49 seconds East from the point of beginning; thence South 20 degrees 43 minutes 49 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.

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES EXISTING RETAINING WALL
- DENOTES EDGE OF EXISTING CONCRETE OR PAVERS
- DENOTES EDGE OF EXISTING BITUMINOUS
- DENOTES EDGE OF MOW LINE
- DENOTES EXISTING BUILDING
- DENOTES EXISTING GROUND TRANSFORMER
- DENOTES EXISTING ELECTRIC METER

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	10-14-2024	Add West Parcel	LAH

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 10/14/23 LIC. NO. 21367

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-2268
WEB: WWW.NECLCA.COM

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

JOB NO. 24-059
DATE: 04-22-2024

SHEET NO.
1 OF 1