CERTIFICATE OF SURVEY

PART OF GOVERNMENT LOT 1,
SECTION 23, TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA

EXISTING DESCRIPTION:

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51-023-1103

(Top 3 inches reserved for recording data)

MARITAL DEED (Individual(s) to Individual(s))

Minnesota Uniform Conveyancing Blanks Form 10.5.1 (2016)

DEED TAX DUE: $1.65

DATE: NOVEMBER 14, 2022 (month/day/year)

FOR VALUABLE CONSIDERATION, Oneita B. Rigord, a single person ("Grantor"), hereby conveys and warrants to Barbara Lyall ("Grantee"), as

(Check only one box.) ☐ tenants in common, ☐ joint tenants, *If more than one Grantee is named above and either no box is checked or both boxes are checked, the conveyance is made to the named as tenants in common.*

real property in Cass County, Minnesota, legally described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"
LEGAL DESCRIPTION

Remainder West Tract

That part of Government Lot One (1), Section Twenty-three (23), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at a point on the east line of said Government Lot 1, which is the southeasterly corner of Lot 21, Block 1, Knotty Knoll Acres, plat of record, said County; thence South 40 degrees 11 minutes 47 seconds West, (assigning the east line of said Government Lot 1 bi-bear North 00 degrees 01 minute West), a distance of 131.57 feet; thence North 31 degrees 17 minutes 00 seconds West 193.00 feet; thence North 59 degrees 26 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 83.14 feet, to the east plat of Knotty Knoll Acres; thence North 30 degrees 34 minutes 00 seconds West, along said southwesterly line of Pine Drive, 83.14 feet; thence North 33 degrees 17 minutes 00 seconds West, along said southwesterly line of Pine Drive, 119.25 feet; thence North 59 degrees 26 minutes 00 seconds West, along said southwesterly line of Pine Drive, 472.97 feet; thence South 69 degrees 55 minutes 00 seconds West, along said southwesterly line of Pine Drive, 266.56 feet; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 88.99 feet to a point hereinafter referred to as Point "A"; thence South 05 degrees 47 minutes 01 second West 78.13 feet to a point hereinafter referred to as Point "B"; thence North 05 degrees 42 minutes 01 second East 78.13 feet to said Point "A"; thence North 50 degrees 57 minutes 00 seconds West, along said southwesterly line of Pine Drive, 120.75 feet; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 80.94 feet to a point hereinafter referred to as Point "C"; thence South 00 degrees 08 minutes 38 seconds East 43.77 feet; thence South 17 degrees 51 minutes 55 seconds East 45.81 feet; thence South 30 degrees 31 minutes 04 seconds East 123.87 feet; thence South 19 degrees 16 minutes 34 seconds East 75.32 feet; thence South 15 degrees 12 minutes 22 seconds West 53.71 feet to the intersection with a line bearing South 26 degrees 51 minutes 03 seconds West from said Point "B"; thence South 26 degrees 51 minutes 03 seconds West 27.38 feet; thence South 30 degrees 53 minutes 10 seconds West 276.52 feet, to the point of beginning of the tract to be herein described; thence North 30 degrees 53 minutes 10 seconds East 276.52 feet; thence North 26 degrees 51 minutes 03 seconds East 27.38 feet; thence North 15 degrees 12 minutes 22 seconds East 53.71 feet; thence North 19 degrees 16 minutes 34 seconds West 75.32 feet; thence North 30 degrees 31 minutes 04 seconds West 123.87 feet; thence North 17 degrees 51 minutes 55 seconds West 45.81 feet; thence North 00 degrees 08 minutes 38 seconds West 43.77 feet to said Point "C"; thence North 83 degrees 28 minutes 00 seconds West, along said southwesterly line of Pine Drive, 92.53 feet; thence North 89 degrees 54 minutes 13 seconds West 23.56 feet; thence South 88 degrees 52 minutes 57 seconds West 148.73 feet; thence South 00 degrees 08 minutes 10 seconds East, along said west line, 777.19 feet to the southwest corner of said Government Lot 1; thence South 88 degrees 49 minutes 00 seconds East, along the south line of said Government Lot 1, a distance of 117.00 feet to the intersection with a line bearing South 28 degrees 04 minutes 13 seconds West from the point of beginning; thence North 28 degrees 04 minutes 13 seconds East 126.04 feet to the point of beginning;

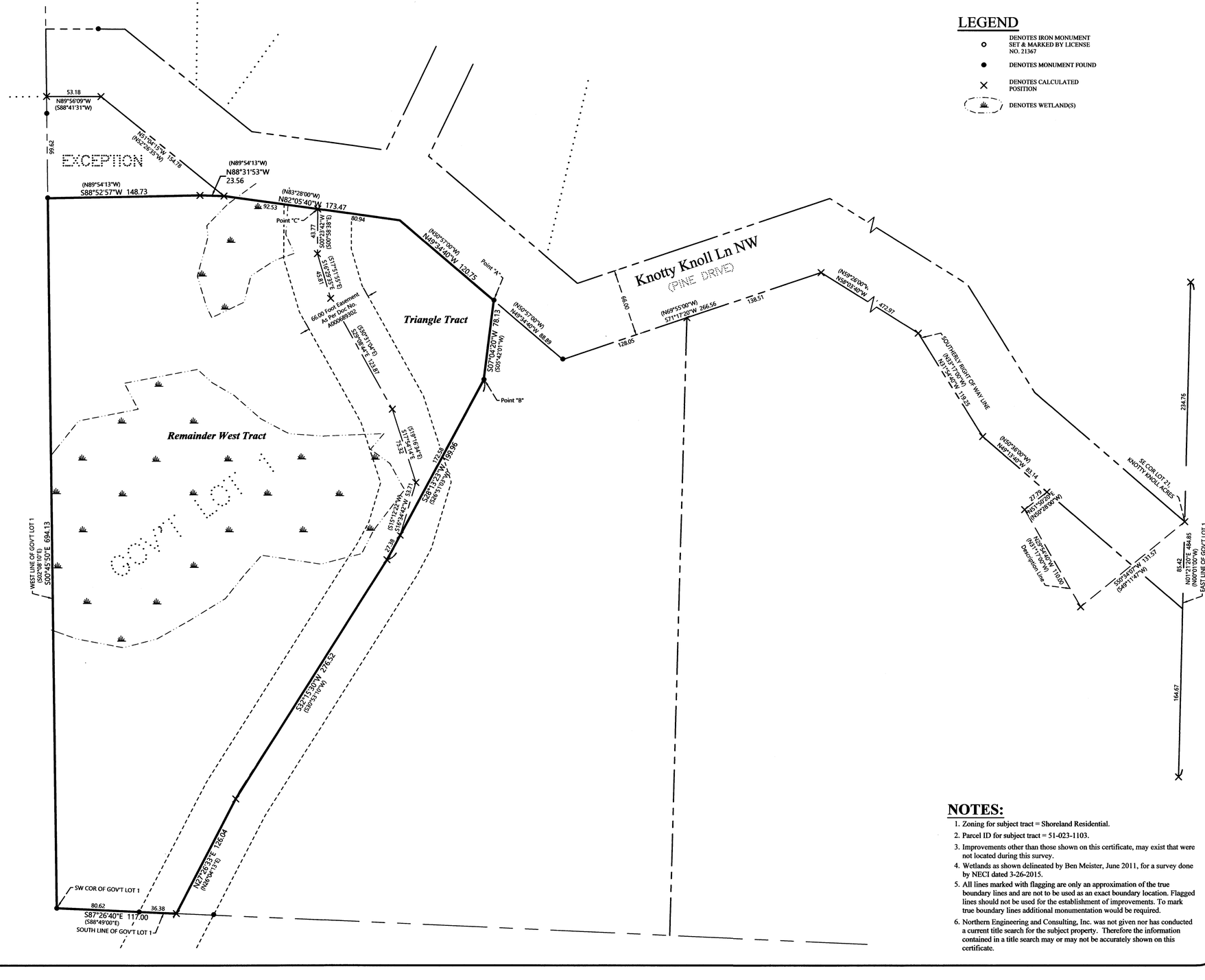
AND

Triangle Tract

That part of Government Lot One (1), Section Twenty-three (23), Township One Hundred Forty (140) North, Range Twenty-nine (29) West, Cass County, Minnesota, described as follows: Commencing at a point on the East line of said Government Lot 1, which is the Southeasterly corner of Lot 21, Block 1, Knotty Knoll Acres, plat of record, said County; thence South 40 degrees 11 minutes 47 seconds West, (assigning the east line of said Government Lot 1 bi-bear North 00 degrees 01 minute West), a distance of 131.57 feet; thence North 31 degrees 17 minutes 00 seconds West 193.00 feet; thence North 59 degrees 26 minutes 00 seconds West, along said Southwesterly line of Pine Drive as dedicated in said Plat of Knotty Knoll Acres, 83.14 feet; thence North 30 degrees 34 minutes 00 seconds West, along said Southeasterly line of Pine Drive, 83.14 feet; thence North 33 degrees 17 minutes 00 seconds West, along said Southeasterly line of Pine Drive, 119.25 feet; thence North 59 degrees 26 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 472.97 feet; thence South 69 degrees 55 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 266.56 feet; thence North 50 degrees 57 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 88.99 feet to a point hereinafter referred to as Point "A"; thence South 05 degrees 47 minutes 01 second West 78.13 feet to said Point "A"; thence North 50 degrees 57 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 120.75 feet; thence North 83 degrees 28 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 80.94 feet to the point of beginning of the tract to be herein described; thence South 05 degrees 42 minutes 01 second East 78.13 feet to said Point "A"; thence North 50 degrees 57 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 88.89 feet; thence North 83 degrees 28 minutes 00 seconds West, along said Southwesterly line of Pine Drive, 80.94 feet; thence South 00 degrees 08 minutes 38 seconds East 43.77 feet; thence South 17 degrees 51 minutes 55 seconds East 45.81 feet; thence South 30 degrees 31 minutes 04 seconds East 123.87 feet; thence South 19 degrees 16 minutes 34 seconds East 75.32 feet; thence South 15 degrees 12 minutes 22 seconds West 53.71 feet to the intersection with a line bearing South 26 degrees 51 minutes 03 seconds West from said Point "B"; thence South 26 degrees 51 minutes 03 seconds West 27.38 feet; thence South 30 degrees 53 minutes 10 seconds West 276.52 feet; thence South 28 degrees 04 minutes 13 seconds West 126.04 feet to the south line of said Government Lot 1 and there terminating. The sidelines of said 66.00 foot wide easement shall be prolonged or shortened to terminate on said southwesterly line of Pine Drive and on said south line of Government Lot 1

Cass County, Minnesota

Property Is: Abstract



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES CALCULATED POSITION
- DENOTES WETLAND(S)

NOTES:

1. Zoning for subject tract = Shoreland Residential.
2. Parcel ID for subject tract = 51-023-1103.
3. Improvements other than those shown on this certificate, may exist that were not located during this survey.
4. Wetlands as shown delineated by Ben Meister, June 2011, for a survey done by NECI dated 3-26-2015.
5. 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.
6. 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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 — 9/22/23

NORTHERN ENGINEERING & CONSULTING, INC.
P.O. Box 292, Walker, MN. 56484
Phone: 218-547-1296
web: www.necusa.com

CERTIFICATE OF SURVEY
Barbara Lyall
514 Sunny Acres Lane NW
Hackensack, MN 56452

JOB NO. 23-197
DATE: 9-22-2023

SHEET NO.
1 OF 1