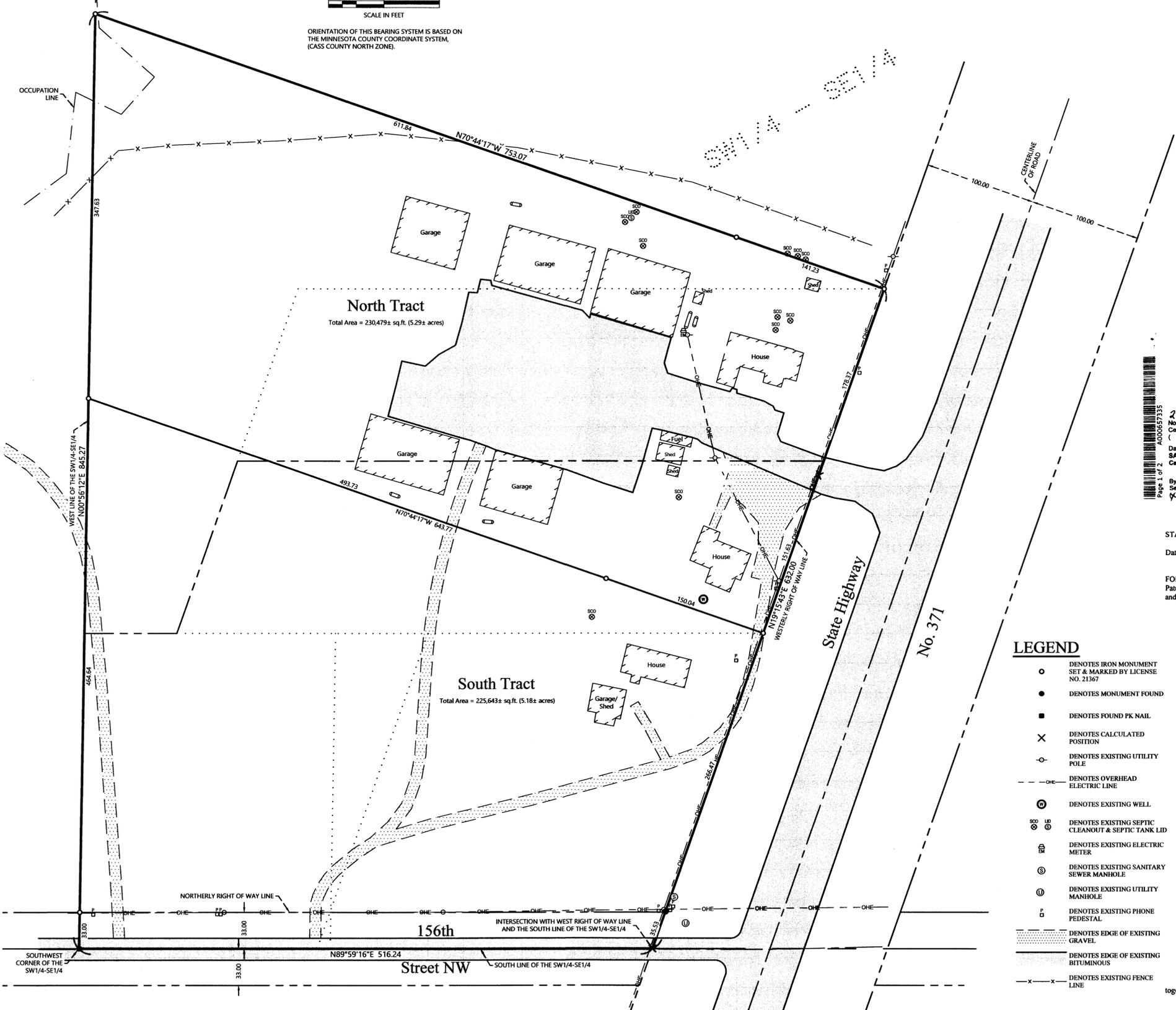
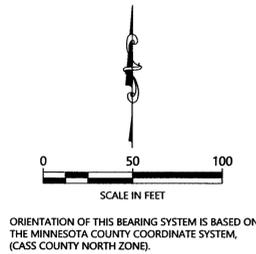


# CERTIFICATE OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER,  
SECTION 16, TOWNSHIP 145 NORTH, RANGE 31 WEST,  
CASS COUNTY, MINNESOTA



## PROPOSED DESCRIPTIONS:

**North Tract**  
That part of the Southwest Quarter of the Southeast Quarter, Section 16, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 59 minutes 16 seconds East, assigned bearing along the south line thereof, 516.24 feet to the intersection with the westerly right of way line of State Highway Number 371; thence North 19 degrees 15 minutes 43 seconds East, along said westerly right of way line, 302.00 feet to the Point of Beginning of the tract to be herein described; thence continue North 19 degrees 15 minutes 43 seconds East 330.00 feet; thence North 70 degrees 44 minutes 17 seconds West 753.07 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 56 minutes 12 seconds West, along said west line, 347.63 feet to the intersection with a line that bears North 70 degrees 44 minutes 17 seconds West from the point of beginning; thence South 70 degrees 44 minutes 17 seconds East 643.77 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

**South Tract**  
That part of the Southwest Quarter of the Southeast Quarter, Section 16, Township 145 North, Range 31 West, Cass County, Minnesota, described as follows: BEGINNING at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 59 minutes 16 seconds East, assigned bearing along the south line thereof, 516.24 feet to the intersection with the westerly right of way line of State Highway Number 371; thence North 19 degrees 15 minutes 43 seconds East, along said westerly right of way line, 302.00 feet; thence North 70 degrees 44 minutes 17 seconds West 643.77 feet to the west line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 56 minutes 12 seconds West, along said west line, 497.64 feet to the point of beginning. SUBJECT to easements, restrictions, and reservations of record.

## EXISTING DESCRIPTIONS:

A000657335  
OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
CERTIFIED, FILED, AND/OR  
RECORDED ON  
2/5/2020 12:53:05 PM  
AS DOC #: A000657335  
PAGES: 2  
REC FEES: 46.00  
KATHRYN M. MORBY  
CASS COUNTY RECORDER  
BY NG Dep TX#: 159710

29-016-4302 29-016-4303  
No delinquent taxes and transfer entered;  
Certificate of Real Estate Value  
( ) filed ( ) not required  
Date: February 5, 2020  
SANDRA MORIKANE  
Cass County MN Auditor-Treasurer  
By: *[Signature]*  
Septic Disclosure  
( ) Not Required ( ) Received ( ) Not Received

## PERSONAL REPRESENTATIVE'S DEED

STATE DEED TAX DUE HEREON: \$ 1.65  
Date: January 27, 2020

FOR VALUABLE CONSIDERATION, Andria R. Riggles, Grantor, as Personal Representative of the Estate of Patricia L. Riggles Decedent, single (x), married ( ) at the time of death, hereby conveys to Andria R. Riggles and Joseph M. Dickenson, Grantee (real property in Cass County, Minnesota, described as follows:

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- DENOTES FOUND PK NAIL
- X DENOTES CALCULATED POSITION
- DENOTES EXISTING UTILITY POLE
- DENOTES OVERHEAD ELECTRIC LINE
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊖ DENOTES EXISTING ELECTRIC METER
- ⊗ DENOTES EXISTING SANITARY SEWER MANHOLE
- ⊙ DENOTES EXISTING UTILITY MANHOLE
- ⊕ DENOTES EXISTING PHONE FEDESTAL
- DENOTES EDGE OF EXISTING GRAVEL
- DENOTES EDGE OF EXISTING BITUMINOUS
- x-x- DENOTES EXISTING FENCE LINE

That part of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section Sixteen (16), Township One Hundred Forty-five (145) N., Range Thirty-one (31) W., described as follows: Commencing at the intersection of the south boundary of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) with the westerly right-of-way line of State Highway No. 371; thence northeast along the westerly right-of-way line of said highway 467.0 feet to the point of beginning on said westerly right-of-way line; thence continuing northeasterly along said westerly right-of-way line 165 feet to a point; thence west-northwesterly at a 90 degree angle as measured from said westerly right-of-way line 750 feet more or less to the west boundary of the Southwest Quarter of Southeast Quarter (SW¼ SE¼) thence southerly along the west boundary of the SW¼ SE¼ 535 feet more or less to that point on the west boundary that is located 302.0 feet north of the southwest corner thereof; thence east parallel with the south boundary of the SW¼ SE¼ 90 feet more or less to a point in the SW¼ SE¼ that is located 528.0 feet west of the westerly right-of-way line of said state highway and on the westerly boundary of the parcel that was described in the Warranty Deed of May 4, 1944 that is recorded in Book 97 of Deeds on page 371 in the Register of Deeds office of Cass County; thence northeasterly parallel with the westerly right of way line of State Highway No. 371 160 feet more or less to the northwest corner of the parcel that is described in the Warranty Deed of July 26, 1950 that is recorded in Book 104 of Deeds on Page 421 in said register of deeds Office; thence easterly parallel with the south boundary of the SW¼ SE¼ 528.0 feet to the point of beginning and there ending.

And  
That part of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼) of Section Sixteen (16), Township One Hundred Forty-five (145) N., Range Thirty-one (31) W., described as follows: Beginning at the southwest corner of the Southwest Quarter of the Southeast Quarter (SW¼ of SE¼), said point being the south One-quarter corner of Section 16 in said Township; thence east along the south boundary of the SW¼ SE¼ 528 feet more or less to the westerly right-of-way line of State Highway No. 371; thence northeasterly along the westerly right-of-way line of said State highway 467.0 feet to a point thereon, said point being the southeast corner of the parcel that is described in the Warranty Deed of May 19, 1949 that is recorded as Instrument No. 193170 in the Register of Deeds office of Cass County; thence westerly parallel with the westerly parallel with the south boundary of Section 16 on the south boundary of the cited parcel 528.0 feet to the southwest corner thereof; thence southwesterly parallel with the westerly right-of-way line of said highway 160 feet more or less to a point in the SW¼ SE¼ that is located 302.0 feet north of the south boundary of the SW¼ SE¼; thence westerly parallel with the south boundary of the SW¼ SE¼ 90 feet more or less to the west boundary of the SW¼ SE¼; thence southerly along the west boundary of the SW¼ SE¼ 302.0 feet to the point of beginning and there ending.

together with all hereditaments and appurtenances belonging thereto.

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.  
*[Signature]*  
TERRY L. FREEMAN  
LIC. NO. 73187



CERTIFICATE OF SURVEY  
Pat Riggles  
15631 State 371 NW  
Cass Lake, MN 56633

JOB NO. 15-206  
DATE: 12-11-2015

SHEET NO.  
1 OF 1