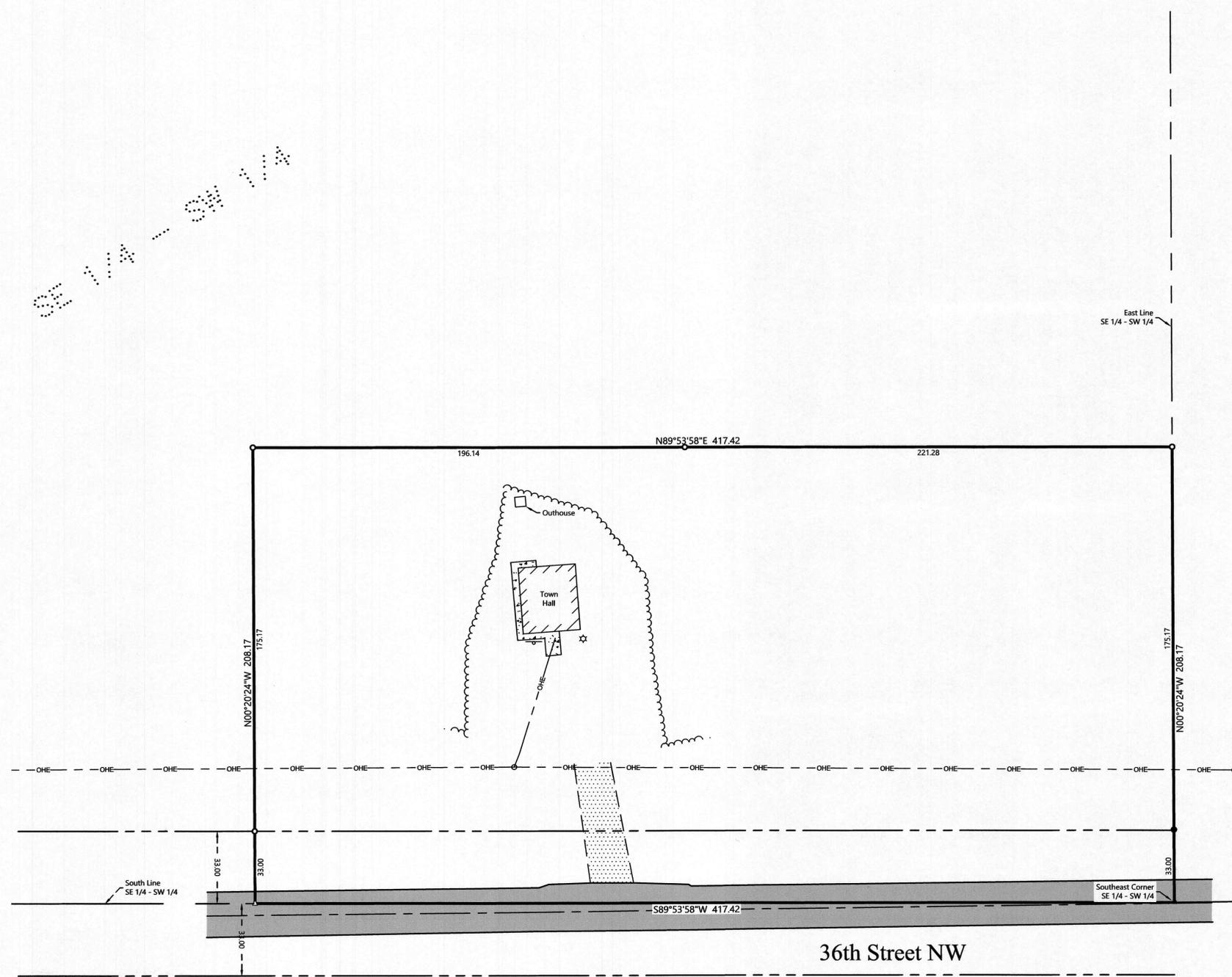


CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 15, TOWNSHIP 140 NORTH, RANGE 31 WEST,
CASS COUNTY, MINNESOTA



DESCRIPTION:

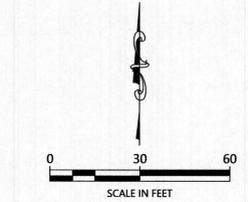
State of Minnesota
IN DISTRICT COURT
COUNTY OF CASS
NORTH JUDICIAL DISTRICT
Court File No. 11-CV-24-148
Case Type: Civil/Other - Quiet Title Action

Hiram Township, a Minnesota
Political Subdivision
Plaintiff,
vs.
Frank S. Waggoner, Inc., Hiram Township
Farm Club, James B. Heilach, as trustee of
the James B. Heilach Revocable Trust, et
al
Defendants.

That this is an action brought pursuant Minnesota Statutes Chapter 559 to determine
adverse claims and Quiet Title relative to plaintiff's claim of exclusive ownership; the same
having come before this court on the 12th day of June, 2024. Based
upon all the files and proceedings herein, the Court does make the following:

CONCLUSIONS OF LAW

- As to both counts brought before this court by Plaintiff, all defendants are in default
of this matter for failure to interpose an answer.
- As to Count 2, the retained reversionary interest and the interests of parties prior to
the tax forfeiture are, in any event, foreclosed by operation of Minnesota Statutes
Section 541.023, (the forty-year standard).
- Plaintiff is the owner in fee of the following described tracts, save only mineral
reservations or records, if any. That part of the SE 1/4 of the SW1/4, Section 15,
Township 140, Range 31, described as follows:
Beginning at the Southeast corner of said SE 1/4 SW 1/4; thence west along the south
boundary of said SE 1/4 SW 1/4 417.42 feet; thence north parallel with the east line of said
SE 1/4 SW 1/4 208.71 feet; thence easterly parallel with the south line of said SE 1/4 SW 1/4
to the east line of said SW 1/4; thence south on said east line to the point of
beginning, subject to the right of way of said 30' 51\"



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

LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- △ DENOTES SET PK NAIL
- ▲ DENOTES FOUND PK NAIL
- DENOTES EXISTING UTILITY POLE
- O-E- DENOTES OVERHEAD ELECTRIC LINE
- ☆ DENOTES EXISTING FLAG POLE
- ⊣ DENOTES EXISTING HANDICAPPED SIGN
- ~ DENOTES EDGE OF TREELINE
- ▨ DENOTES EDGE OF EXISTING GRAVEL
- ▩ DENOTES EDGE OF EXISTING BITUMINOUS
- ▧ DENOTES EDGE OF EXISTING CONCRETE

NOTES:

- Zoning for subject tract = Rural Residential 2.5 (RR-2.5).
- Parcel ID for subject tract = 16-015-3402.
- 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 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.

REVISIONS	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



CERTIFICATE OF SURVEY

Hiram Township
6497 Variety Lake Drive
Hackensack, MN 56452

JOB NO. 24-219
DATE: 11-1-2024

SHEET NO.
1 OF 1