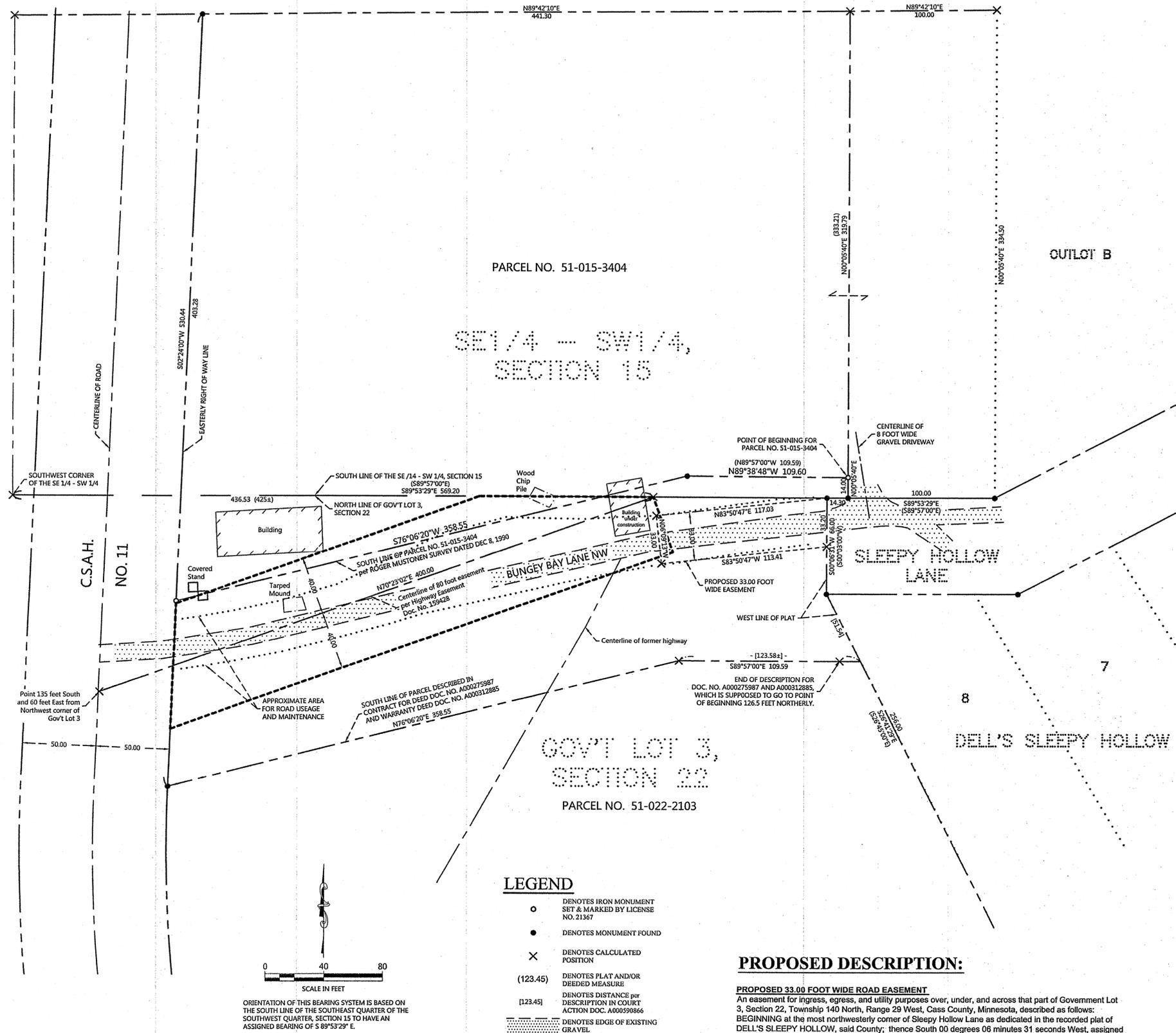


CERTIFICATE OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15 AND PART OF GOVERNMENT LOT 3, SECTION 22,
BOTH IN TOWNSHIP 140 NORTH, RANGE 29 WEST,
CASS COUNTY, MINNESOTA



EXISTING HIGHWAY EASEMENT:

Doc. No. 159428

HIGHWAY EASEMENT

Raymond R. and Marjorie P. Linn
Hockessock, Minnesota

Grantee, of _____, Minnesota, for and in consideration of _____ Dollars (\$ _____) receipt of which is hereby acknowledged,

hereby convey, and warrant to the _____ County of Cass, Minnesota, for highway purposes, together with the unencumbered right to improve that same, free and clear of all encumbrances, the following described real estate in the County of _____ State of Minnesota:

All that part of the following described tract:

Lot 3, Section 22, Township 140 North, Range 29 West which lies within 10 feet of the following described tract:

Beginning at a point approximately 135 feet South and 60 feet East from the Northwest Corner of Lot 3, Section 22, Township 140 North, Range 29 West, Register's Station 100 + 15 thence Northwesterly for a distance of 100 feet to a point approximately 105 feet East of the Northwest Corner of said Lot 3 and thence Northwesterly, excepting therefrom the right of way of the existing road, containing 0.56 acre more or less,

And the said grantor, for themselves, their heirs, executors and assigns, do covenant never to cut, damage, destroy or remove any tree or trees or other natural growth upon the hereunto described premises for the convenience of this easement, and does hereby grant and convey to the _____ County of Cass, Minnesota, all grass, shrubs, trees and natural growth existing on said lands or that may be hereafter planted or grown thereon.

And the said grantor, for themselves, their heirs, executors and assigns, do hereby release the _____ County of Cass, Minnesota, from all claims for any and all damages resulting to the lands through and across which the parcel hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public highway over and upon and the easement hereby conveyed and from the use incident thereto, and the said grantor, for themselves, their heirs, executors and assigns, do hereby release the _____ County of Cass, Minnesota, from all claims for any and all damages resulting to the lands through and across which the parcel hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public highway over and upon and the easement hereby conveyed, except such claims as may be hereafter asserted against the lands adjoining the parcel hereby conveyed, whose title is not shown on the plat hereunto attached and which are not shown on the plat hereunto attached.

And the said grantor, for themselves, their heirs, executors and assigns, do further covenant never to construct, erect, or maintain or cause to be constructed, erected or maintained any ditch or ditch line or any other advertising device upon the lands adjoining the parcel hereby conveyed, whose title is not shown on the plat hereunto attached and which are not shown on the plat hereunto attached, except such claims as may be hereafter asserted against the lands adjoining the parcel hereby conveyed, whose title is not shown on the plat hereunto attached and which are not shown on the plat hereunto attached.

Dated this _____ day of _____, 2014.

In presence of _____
Witness _____

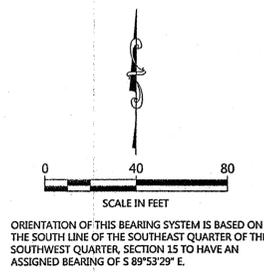
SURVEYOR'S NOTES:

- The Cass County Tax Forfeit parcel (51-022-2103) shares a boundary with Caine-Goltz parcel (51-015-3404), which is an exception out of the County parcel.
- In 1972, the plat of DELL'S SLEEPY HOLLOW was recorded. On the west end of the platted roadway is a note with an arrow to County Road No. 11.
- In 1977, there was a proposed plat of DELL'S SLEEPY HOLLOW FIRST ADDITION (it was not approved or recorded). There are two blocks separated by a proposed road which is an extension of Sleepy Hollow Lane in the original plat. Block One (lying north of the proposed road) consisted of 4 lots.
- In 1981, what is now PIN 51-015-3404, Christy Caine and Grant Goltz purchased on Contract for Deed a property described in Doc. No. A000275987. In 1983, the Warranty Deed was filed as Doc. No. A000312885. The description in those documents does not close by approximately 126.5 feet. There is also a bad distance in the first call after the point of beginning.
- In the Cass County Surveyor's office is a copy of a survey by Roger Mustonen dated Dec 8, 1990. Part of that survey is what is Block One in the 1977 proposed plat.
- All of the bearings and distances in the Caine-Goltz deed are on the 1977 proposed plat. If a person were to exclude the distance of 530.44 feet along the east right of way of County Road No. 11 and put in its place the distance of 403.28 feet along the west line of proposed Lot 4, the description would close. The last two calls in the description match the south line of Lots 2 - 4 and the south line of Lot 1.
- Based on the above information, I am of the opinion that PIN 51-015-3404 is what was proposed Block One.
- Mr. Goltz says that his purchase of the property was based on getting 530 feet along the road. I am also showing where the last two calls in the description go if the distance of 530.44 feet along the road is used. As noted before, the ending point is approximately 126.5 feet from the point of beginning.
- Mr. Goltz hired Cindy Hidde of Stonemark Land Surveying to prepare a new description of his property.
- Mr. Goltz and Ms. Caine commenced an adverse claims action in District Court. See Judgement dated March 12, 2013, and recorded as Doc. A000590866.

PROPOSED DESCRIPTION:

PROPOSED 33.00 FOOT WIDE ROAD EASEMENT
An easement for ingress, egress, and utility purposes over, under, and across that part of Government Lot 3, Section 22, Township 140 North, Range 29 West, Cass County, Minnesota, described as follows:
BEGINNING at the most northwesterly corner of Sleepy Hollow Lane as dedicated in the recorded plat of DELL'S SLEEPY HOLLOW, said County; thence South 00 degrees 06 minutes 31 seconds West, assigned bearing, along the west line of said Sleepy Hollow Lane, 33.20 feet; thence South 83 degrees 50 minutes 47 seconds West 113.41 feet; thence North 06 degrees 09 minutes 13 seconds West 33.00 feet; thence North 83 degrees 50 minutes 47 seconds East 117.03 feet to the point of beginning.

- LEGEND**
- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
 - DENOTES MONUMENT FOUND
 - × DENOTES CALCULATED POSITION
 - (123.45) DENOTES PLAT AND/OR DEEDED MEASURE
 - [123.45] DENOTES DISTANCE PER DESCRIPTION IN COURT ACTION DOC. A000590866
 - DENOTES EDGE OF EXISTING GRAVEL



NO.	DATE	DESCRIPTION	BY
1	08-12-2013	Added 80 foot Highway Easement	WAG
2	09-26-2013	Added proposed 33.00 foot wide easement	WAG

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

TERRY L. FREEMAN
LIC. NO. 21367



CERTIFICATE OF SURVEY
Tom Gold
35413 Bugle Road
Mottley, MN 56466

JOB NO. 12-145
DATE 10-23-2012

SHEET NO.
1 OF 1