

TRACT "A" DESCRIPTION

PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 104 NORTH, RANGE 40 WEST IN SEWARD TOWNSHIP, NOBLES COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

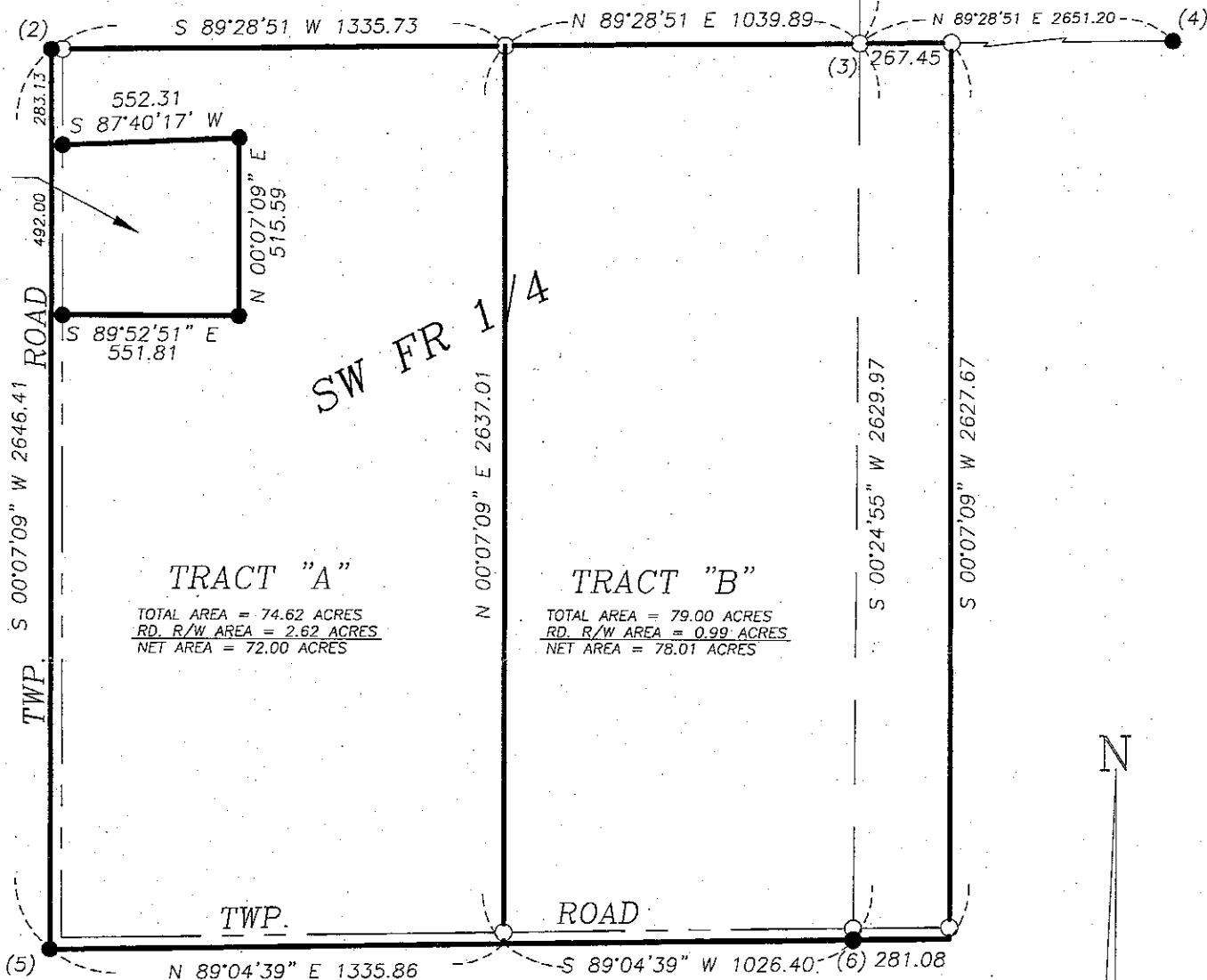
BEGINNING AT AN EXISTING IRON MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, BEARING BASED ON NOBLES COUNTY COORDINATE SYSTEM, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 2646.41 FEET, TO AN IRON MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE NORTH 89 DEGREES 04 MINUTES 39 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1335.86 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST A DISTANCE OF 2637.01 FEET, TO THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 51 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1335.73 FEET, TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER AND ALONG THE CENTERLINE OF TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 283.13 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, ALONG SAID WEST LINE AND SAID CENTERLINE, A DISTANCE OF 492.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 51 SECONDS EAST A DISTANCE OF 551.81 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 515.59 FEET; THENCE SOUTH 87 DEGREES 40 MINUTES 17 SECONDS WEST A DISTANCE OF 552.31 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 74.62 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENTS AND OTHER EASEMENTS OF RECORD, IF ANY.

EXISTING BUILDING SITE
TOTAL AREA = 6.38 ACRES
RD. R/W AREA = 0.37 ACRES
NET AREA = 6.01 ACRES

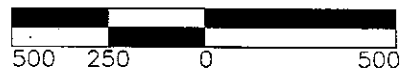


TRACT "B" DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 104 NORTH, RANGE 40 WEST IN SEWARD TOWNSHIP, NOBLES COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST FRACTIONAL QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 28 MINUTES 51 SECONDS EAST, BEARING BASED ON NOBLES COUNTY COORDINATE SYSTEM, ALONG THE NORTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1335.73 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1039.89 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE CONTINUING NORTH 89 DEGREES 28 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 267.45 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 2627.67 FEET, TO THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 03 MINUTES 01 SECOND WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 281.08 FEET, TO AN IRON MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, A DISTANCE OF 1026.40 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS EAST A DISTANCE OF 2637.01 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 79.00 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

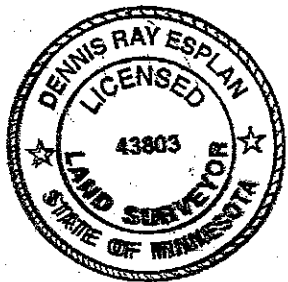


SCALE 1" = 500'

- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 43803

REFERENCE

- (1) NORTH 1/4 COR. SEC. 7-104-40
- (2) WEST 1/4 COR. SEC. 7-104-40
IRON STAKE W/CAP # 23008
- (3) CTR. SEC. 7-104-40
CALCULATED POSITION
- (4) EAST 1/4 COR. SEC. 7-104-40
5/8" IRON STAKE
- (5) SW COR. SEC. 7-104-40
IRON STAKE W/CAP # 23008
- (6) SOUTH 1/4 COR. SEC. 7-104-40
RAILROAD SPIKE



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 *Dennis Ray Esplan*
Dennis Ray Esplan

Date 11/5/18 Certificate # 43803

ZIESKE LAND SURVEYING, INC.

Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.
225 Ninth Street, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: BRIAN BULTMANN
PROJECT NUMBER: N 1810 S
DATE: SEPTEMBER 6, 2018