



PROPOSED DESCRIPTION FOR EASEMENT "B"

A 33.00 foot wide easement for ingress and egress purposes over and across that part of the Northwest Quarter of the Southeast Quarter (NW1/4 of the SE1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the East Quarter corner of said Section 5; thence on an assumed bearing of North 89 degrees 45 minutes 37 seconds West along the north line of said SE1/4, 1874.71 feet to the point of beginning of the centerline herein described; thence South 02 degrees 15 minutes 16 seconds East, 68.17 feet; thence southwesterly, 129.20 feet along a tangential curve concave to the northwest, having a central angle of 85 degrees 05 minutes 16 seconds and a radius of 87.00 feet; thence South 82 degrees 50 minutes 00 seconds West, tangent to last said curve, 37.97 feet; thence northwesterly, 179.67 feet along a tangential curve concave to the northeast, having a central angle of 68 degrees 37 minutes 45 seconds and a radius of 150.00 feet; thence North 28 degrees 32 minutes 15 seconds West, tangent to last said curve, 98.72 feet to the north line of said NW1/4 of the SE1/4 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the north line of said NW1/4 of the SE1/4.

PROPOSED DESCRIPTION FOR EASEMENT "C"

A 33.00 foot wide easement for drain tile purposes over, under and across that part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1479.66 feet to the point of beginning of the centerline herein described; thence South 59 degrees 27 minutes 07 seconds East, 101.18 feet; thence South 00 degrees 00 minutes 00 seconds East, 240.00 feet and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the west line of said NW1/4.

PROPOSED DESCRIPTION FOR EASEMENT "A"

A 33.00 foot wide easement for drain tile purposes over, under and across that part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.62 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 56 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

Northstar
Surveying

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CLIENT NAME:
Scapanski Family Trust

PROJECT ADDRESS
Sec 5, Twp 37, Rng 30

DATE OF FIELD WORK: July 30, 2025	JOB NO.: 2025106	HORIZONTAL DATUM: Benton County NAD83 2011
DATE OF MAP: August 5, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	

PROPOSED LEGAL DESCRIPTION FOR TRACT A

That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying northerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.62 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 56 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

Containing 87.19 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The South Half of the Northeast Quarter (S1/2 of the NE1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota.

AND

That part of the Northwest Quarter (NW1/4) of Section 5, Township 37, Range 30, Benton County, Minnesota, lying southerly of the following described line: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 1194.74 feet to the point of beginning of the line herein described; thence North 87 degrees 58 minutes 37 seconds East, 809.11 feet; thence northeasterly, 136.62 feet along a tangential curve concave to the northwest, having a central angle of 32 degrees 36 minutes 52 seconds and a radius of 240.00 feet; thence North 55 degrees 21 minutes 45 seconds East, tangent to last said curve, 354.63 feet; thence northeasterly, 353.20 feet along a tangential curve concave to the southeast, having a central angle of 31 degrees 34 minutes 15 seconds and a radius of 641.00 feet; thence North 86 degrees 56 minutes 00 seconds East, tangent to last said curve, 501.03 feet; thence South 86 degrees 19 minutes 27 seconds East, 610.32 feet to the east line of said NW1/4 and said line terminating thereat.

Containing 173.45 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED DESCRIPTION FOR EASEMENT "A"

A 33.00 foot wide easement for ingress and egress purposes over and across that part of the Northwest Quarter of Section 5, Township 37, Range 30, Benton County, Minnesota. The centerline of said easement is described as follows: Commencing at the West Quarter corner of said Section 5; thence on an assumed bearing of North 00 degrees 54 minutes 52 seconds West along the west line of said NW1/4, 860.12 feet to the point of beginning of the centerline herein described; thence North 89 degrees 19 minutes 58 seconds East, 1390.30 feet; thence southeasterly, 105.87 feet along a tangential curve concave to the southwest, having a central angle of 83 degrees 05 minutes 50 seconds and a radius of 73.00 feet; thence South 07 degrees 34 minutes 12 seconds East, tangent to last said curve, 70.09 feet; thence southeasterly, 306.31 feet along a tangential curve concave to the northeast, having a central angle of 49 degrees 51 minutes 31 seconds and a radius of 352.00 feet; thence South 57 degrees 25 minutes 43 seconds East, tangent to last said curve, 209.15 feet; thence South 64 degrees 33 minutes 10 seconds East, 191.69 feet; thence southeasterly, 142.51 feet along a tangential curve concave to the southwest, having a central angle of 22 degrees 29 minutes 36 seconds and a radius of 363.00 feet; thence South 42 degrees 03 minutes 34 seconds East, tangent to last said curve, 185.59 feet; thence easterly, 97.24 feet along a tangential curve concave to the northeast, having a central angle of 46 degrees 25 minutes 40 seconds and a radius of 120.00 feet; thence South 88 degrees 29 minutes 13 seconds East, tangent to last said curve, 859.43 feet; thence South 28 degrees 32 minutes 15 seconds East, 30.39 feet to the south line of said NW1/4 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to the west and south lines of said NW1/4.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn

Doug Huhn
Registration No. 43808 - In the State of Minnesota