

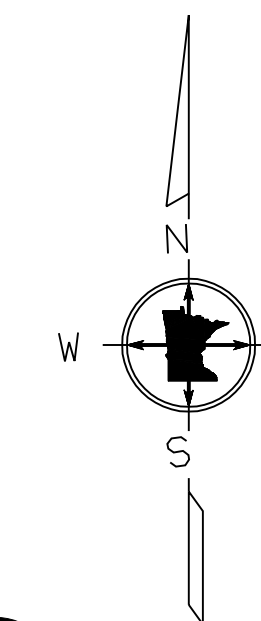


Northstar
Surveying

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DATE OF FIELD WORK: May 30, 2017	JOB NO.: 17135	HORIZONTAL DATUM: NAD83 Dakota County
DATE OF MAP: June 5, 2017	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20__		

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR TRACT A

That part of the Southwest Quarter of the Southwest Quarter and that part of the Northwest Quarter of the Southwest Quarter, all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section 30; thence North 00 degrees 37 minutes 19 seconds West, bearing assumed, along the west line of the Southwest Quarter of the Southwest Quarter of said Section 30, a distance of 961.00 feet to the point of beginning of the land to be described; thence North 89 degrees 22 minutes 41 seconds East, a distance of 690.00 feet; thence North 10 degrees 00 minutes 58 seconds East, a distance of 87.53 feet; thence North 49 degrees 22 minutes 44 seconds West, a distance of 230.78 feet; thence North 00 degrees 37 minutes 19 seconds West, a distance of 238.64 feet; thence South 89 degrees 22 minutes 41 seconds West, a distance of 532.63 feet to the west line of the Northwest Quarter of the Southwest Quarter of said Section 30; thence South 00 degrees 37 minutes 19 seconds East, along the west line of the Northwest Quarter of the Southwest Quarter and the west line of the Southwest Quarter of the Southwest Quarter of said Section 30, a distance of 476.81 feet to the point of beginning.

Containing 6.46 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the Southwest Quarter (SW1/4) of Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said Southwest Quarter for 1602.81 feet to the point of beginning of the tract of land herein described; thence continue North 00 degrees 37 minutes 19 seconds West along said west line for 1039.53 feet to the West Quarter corner of said Section 30; thence South 89 degrees 39 minutes 11 seconds East, along the East-West Quarter line of said Section 30 for 2233.13 feet; thence South 00 degrees 50 minutes 04 seconds East for 767.38 feet; thence South 80 degrees 54 minutes 24 seconds West for 270.92 feet; thence South 01 degrees 43 minutes 26 seconds West for 262.00 feet; thence South 32 degrees 47 minutes 29 seconds West for 275.95 feet; thence South 35 degrees 57 minutes 19 seconds West for 200.82 feet; thence South 68 degrees 31 minutes 30 seconds West for 100.00 feet; thence South 85 degrees 31 minutes 27 seconds West for 263.55 feet; thence South 85 degrees 22 minutes 13 seconds West for 567.95 feet; thence North 49 degrees 22 minutes 44 seconds West for 252.37 feet; thence North 00 degrees 37 minutes 19 seconds West for 260.51 feet; thence North 78 degrees 18 minutes 29 seconds West for 586.11 feet to the point of beginning and there terminating.

Containing 66.54 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT C

That part of the Southwest Quarter (SW1/4) and that part of the North Half of the Southeast Quarter (N1/2 of the SE1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said Southwest Quarter for 1437.81 feet to the point of beginning of the tract of land herein described; thence North 89 degrees 22 minutes 41 seconds East for 532.63 feet; thence South 00 degrees 37 minutes 19 seconds East for 238.64 feet; thence South 49 degrees 22 minutes 44 seconds East for 230.78 feet; thence South 10 degrees 00 minutes 58 seconds West for 87.53 feet; thence South 00 degrees 37 minutes 19 seconds East for 400.00 feet; thence South 67 degrees 19 minutes 23 seconds East for 181.71 feet; thence South 87 degrees 55 minutes 41 seconds East for 269.72 feet; thence South 83 degrees 19 minutes 01 seconds East for 282.86 feet; thence North 89 degrees 44 minutes 39 seconds East for 518.9 feet, more or less, to the intersection with the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad; thence northerly along said westerly right-of-way line to the intersection with the East-West Quarter line of said Section 30; thence North 89 degrees 39 minutes 11 seconds West, along said East-West Quarter line to a point 2233.13 feet easterly of the West Quarter corner of said Section 30; thence South 00 degrees 50 minutes 04 seconds East for 767.38 feet; thence South 80 degrees 54 minutes 24 seconds West for 270.92 feet; thence South 01 degrees 43 minutes 26 seconds West for 262.00 feet; thence South 32 degrees 47 minutes 29 seconds West for 275.95 feet; thence South 35 degrees 57 minutes 19 seconds West for 200.82 feet; thence South 68 degrees 31 minutes 30 seconds West for 100.00 feet; thence South 85 degrees 31 minutes 27 seconds West for 263.55 feet; thence South 85 degrees 22 minutes 13 seconds West for 567.95 feet; thence North 49 degrees 22 minutes 44 seconds West for 252.37 feet; thence North 00 degrees 37 minutes 19 seconds West for 260.51 feet; thence North 78 degrees 18 minutes 29 seconds West for 586.11 feet to the intersection with the west line of said SW1/4; thence South 00 degrees 37 minutes 19 seconds East along last said line for 165.00 feet to the point of beginning and there terminating.

Containing 48.94 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT D

That part of the Southwest Quarter of the Southwest Quarter (SW1/4 of the SW1/4) and that part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, lying westerly of the westerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and lying southerly of the following described line: Commencing at the Southwest corner of said Section 30; thence on an assumed bearing of North 00 degrees 37 minutes 19 seconds West, along the west line of said SW1/4 of the SW1/4 for 561.00 feet to the point of beginning of the line herein described; thence North 89 degrees 22 minutes 41 seconds East for 690.00 feet; thence South 67 degrees 19 minutes 23 seconds East for 181.71 feet; thence South 87 degrees 55 minutes 41 seconds East for 289.72 feet; thence South 83 degrees 19 minutes 01 seconds East for 282.86 feet; thence North 89 degrees 44 minutes 39 seconds East for 518.9 feet, more or less, to the intersection with the westerly right-of-way line of said railroad and there terminating.

AND

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 of the SW1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4) all in Section 30, Township 113 North, Range 19 West, Dakota County, Minnesota, lying easterly of the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad.

Containing 35.74 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

Surveyed Description

EXISTING LEGAL DESCRIPTION FOR TRACT E

The North 1/2 of the Southeast 1/4 of Section 30, Township 113, Range 19, Dakota County, Minnesota, lying easterly of the easterly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and lying southerly and westerly of the following described lines: Commencing at the northeast corner of the Southeast 1/4 of Section 30; thence South 0 degrees 16 minutes 27 seconds East, (assumed bearing) along the East line of said Southeast 1/4, a distance of 869.79 feet to the North line of the South 448.00 feet of said Southeast 1/4 and the point of beginning of the lines to be described; thence North 89 degrees 37 minutes 30 seconds West, along said North line a distance of 600.04 feet; thence North 0 degrees 16 minutes 27 seconds West, parallel to the East line of said Southeast 1/4 a distance of 719.48 feet to the South line of the North 150.00 feet of said Southeast 1/4; thence North 89 degrees 39 minutes 11 seconds West, along said South line a distance of 1186.87 feet to the easterly right-of-way line of said railroad and there terminating.

EXCEPT

The North 348.00 feet of the South 448.00 feet of the East 420.00 feet of the North 1/2 of the Southeast 1/4 of Section 30, Township 113, Range 19, Dakota County, Minnesota.

Containing 46.22 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

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

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. The property shown is based on a legal description provided by you the client or a general request at the appropriate County Recorder's office. 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.
- 4: The Chicago, Milwaukee, St. Paul and Pacific Railroad right of way was derived from Right of Way and Track Map, dated June 30, 1918, pages V.MINN9 24 and V.MINN9 25. The map is old and vague, therefore the right-of-way lines shown on this survey are approximate.

