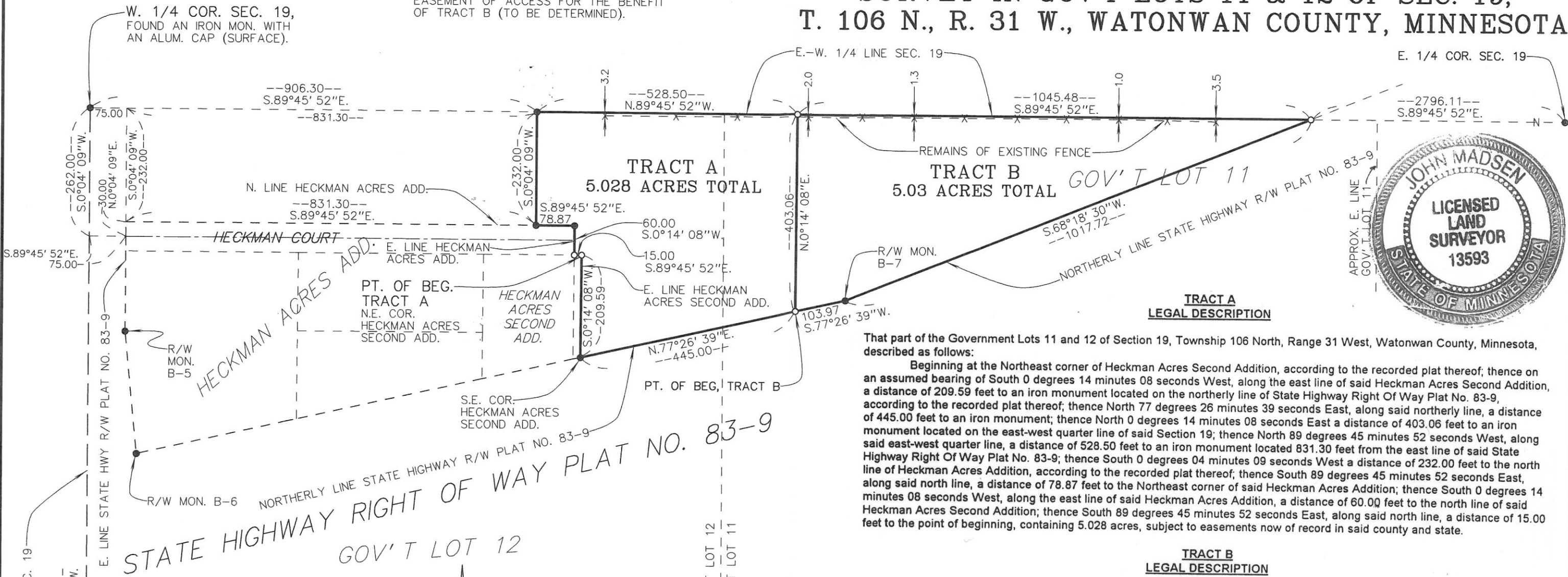


SURVEY IN GOV'T LOTS 11 & 12 OF SEC. 19, T. 106 N., R. 31 W., WATONWAN COUNTY, MINNESOTA

NOTE: TRACT A WILL BE SUBJECT TO A FUTURE EASEMENT OF ACCESS FOR THE BENEFIT OF TRACT B (TO BE DETERMINED).



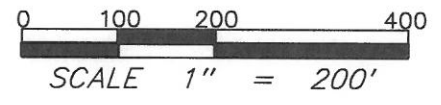
TRACT A LEGAL DESCRIPTION

That part of the Government Lots 11 and 12 of Section 19, Township 106 North, Range 31 West, Watonwan County, Minnesota, described as follows:
Beginning at the Northeast corner of Heckman Acres Second Addition, according to the recorded plat thereof; thence on an assumed bearing of South 0 degrees 14 minutes 08 seconds West, along the east line of said Heckman Acres Second Addition, a distance of 209.59 feet to an iron monument located on the northerly line of State Highway Right Of Way Plat No. 83-9, according to the recorded plat thereof; thence North 77 degrees 26 minutes 39 seconds East, a distance of 445.00 feet to an iron monument; thence North 0 degrees 14 minutes 08 seconds East, along said northerly line, a distance of 403.06 feet to an iron monument located on the east-west quarter line of said Section 19; thence North 89 degrees 45 minutes 52 seconds West, along said east-west quarter line, a distance of 528.50 feet to an iron monument located 831.30 feet from the east line of said State Highway Right Of Way Plat No. 83-9; thence South 0 degrees 04 minutes 09 seconds West a distance of 232.00 feet to the north line of Heckman Acres Addition, according to the recorded plat thereof; thence South 89 degrees 45 minutes 52 seconds East, along said north line, a distance of 78.87 feet to the Northeast corner of said Heckman Acres Addition; thence South 0 degrees 14 minutes 08 seconds West, along the east line of said Heckman Acres Addition, a distance of 60.00 feet to the north line of said Heckman Acres Second Addition; thence South 89 degrees 45 minutes 52 seconds East, along said north line, a distance of 15.00 feet to the point of beginning, containing 5.028 acres, subject to easements now of record in said county and state.

TRACT B LEGAL DESCRIPTION

That part of Government Lot 11 of Section 19, Township 106 North, Range 31 West, Watonwan County, Minnesota, described as follows:
Commencing at the Northeast corner of Heckman Acres Second Addition, according to the recorded plat thereof; thence on an assumed bearing of South 0 degrees 14 minutes 08 seconds West, along the east line of said Heckman Acres Second Addition, a distance of 209.59 feet to an iron monument located on the northerly line of State Highway Right Of Way Plat No. 83-9, according to the recorded plat thereof; thence on an assumed bearing of North 77 degrees 26 minutes 39 seconds East, along said northerly line, a distance of 445.00 feet to an iron monument, said last described iron monument being the point of beginning of the tract to be described; thence North 0 degrees 14 minutes 08 seconds East a distance of 403.06 feet to an iron monument located on the east-west quarter line of said section; thence South 89 degrees 45 minutes 52 seconds East, along said east-west quarter line, a distance of 1045.48 feet to the northerly line of said State Highway Right Of Way Plat No. 83-9; thence South 68 degrees 18 minutes 30 seconds West, along said northerly line, a distance of 1017.72 feet to Right Of Way Monument B-7; thence South 77 degrees 26 minutes 39 seconds West, along said northerly line, a distance of 103.97 feet to the point of beginning, containing 5.03 acres, subject to easements now of record in said county and state.

NOTE: OWNERSHIP OF LAND BETWEEN DEED LINES AND EXISTING FENCE LINES AND OCCUPATION LINES IS UNCERTAIN, IT IS POSSIBLE TO GAIN OR LOSE OWNERSHIP OF LAND BY ADVERSE POSSESSION, ACQUIESCENCE, PRACTICAL LOCATION OR BY OTHER MEANS.



- DENOTES IRON MONUMENTS FOUND.
- DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 13593 UNLESS OTHERWISE SHOWN.

BEARING ARE ORIENTED TO THE MINNESOTA STATE PLANE COORDINATE SYSTEM WITH N.0°00' 00"E. BEING "GRID NORTH".

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

John Madsen

DATE: 7-13-00 REGISTRATION NO. 13593

| | | |
|------------------------|------|---|
| MAYBERRY REALTY | | TEL: (507) 235-3780 |
| DRAWN | S.S. |  |
| CHECK | J.M. | |
| SURVEY BY | | MADSEN LAND SURVEYING INC. |
| J.M. B.T. | | |
| DATE: <u>7-13-00</u> | | 318 EAST BLUE EARTH AVENUE FAIRMONT, MINNESOTA 56031 |
| REGISTRATION NO. 13593 | | DRAWING NUMBER 1 FILE NO. 20098 |