

September 25, 2025
2020-0034-1901

DESCRIPTION FOR CONVEYANCE

Parcels 3 and 3BP C.S. 1901 (13=117-21)

That part of Tracts A and B described below:

Tract A. That part of Government Lot 4, Section 33, Township 28 North, Range 23 West, Dakota County, Minnesota, which lies northeasterly of the northeasterly right of way line of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company as the same is now located and established over and across said Government Lot 4 and westerly and northwesterly of a line run parallel with and distant 200 feet easterly and southeasterly of the following described line: From a point on the east and west quarter line of said Section 33, distant 1435.6 feet westerly east quarter corner thereof; thence northwesterly at an angle of 78 degrees 34 minutes with said east and west quarter line for a distance of 259.1 feet to the point of beginning of the line to be described; thence southeasterly along the last described course for a distance of 100 feet; thence deflect to the right on a 04 degree 30 minute curve, delta angle 59 degrees 30 minutes for a distance of 1322.2 feet and there terminating;

Tract B. That part of Government Lot 4, Section 33, Township 28 North, Range 23 West, Dakota County, Minnesota, which lies northeasterly of the northeasterly right of way line of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company as now located and established over and across said Government lot 4, which lies northwesterly of the northwesterly right of way line of the public road running northeasterly and southwesterly across said tract and southeasterly of a line run parallel with and distant 200 feet northwesterly the following described line: From a point on the east and west quarter line of said Section 33, distant 1435.6 feet westerly of the east quarter corner thereof; thence northwesterly at an angle of 78 degrees 34 minutes with said east and west quarter line for a distance of 259.1 feet to the point of beginning of the line to be described; thence southeasterly along the last described course for a distance of 100 feet; thence deflect to the right on a 04 degree 30 minute curve, delta angle 59 degrees 30 minutes for a distance of 1322.2 feet; thence on tangent to said curve for a distance of 335.8 feet and there terminating;

which lies within the following described line: Commencing at the southeast corner of said Government Lot 4; thence North 89 degrees 55 minutes 42 seconds West

(assumed bearing) along the south line of said Government Lot 4 for 312.44 feet to Right of Way Boundary Corner B205 as shown on Minnesota Department of Transportation Right of Way Plat No. 19-93 according to the plat thereof on file and of record in the office of the County Recorder in and for said County and the point of beginning of the line to be described; thence continue along the last described course for 318.00 feet; thence northerly for 387.97 feet on a nontangential curve, concave to the west, having a radius of 2963.54 feet, a delta angle of 07 degrees 30 minutes 03 seconds and a chord bearing of North 00 degrees 42 minutes 41 seconds East; thence North 03 degrees 02 minutes 21 seconds West for 619.45 feet; thence North 89 degrees 35 minutes 27 seconds East for 417.92 feet; thence North 18 degrees 18 minutes 58 seconds East for 317.52 feet to the north line of said Government Lot 4; thence South 89 degrees 56 minutes 18 seconds East for 64.52 feet to the westerly right of way line of Old Trunk Highway No. 13 (also known as Sibley Memorial Highway); thence South 01 degree 30 minutes 25 seconds West along said highway right of way line for 8.15 feet; thence southerly along said highway right of way line a distance of 162.69 feet along a tangential curve, concave to the west, having a radius of 2633.13 feet and a delta angle of 03 degrees 32 minutes 24 seconds; thence South 05 degrees 02 minutes 49 seconds West along said highway right of way line for 9.49 feet; thence southerly along said highway right of way line a distance of 125.08 feet along a tangential curve concave to the west having a radius of 1479.16 feet and a delta angle of 04 degrees 50 minutes 42 seconds; thence South 09 degrees 53 minutes 31 seconds West along said highway right of way line for 279.55 feet; thence South 10 degrees 45 minutes 46 seconds West along said highway right of way line for 253.72 feet to the boundary of said Plat No. 19-93; thence westerly along the boundary of said plat to Right of Way Boundary Corner B4 as shown on said plat; thence southwesterly along the westerly boundary of said plat to the point of beginning;

containing 10.78 acres, more or less.