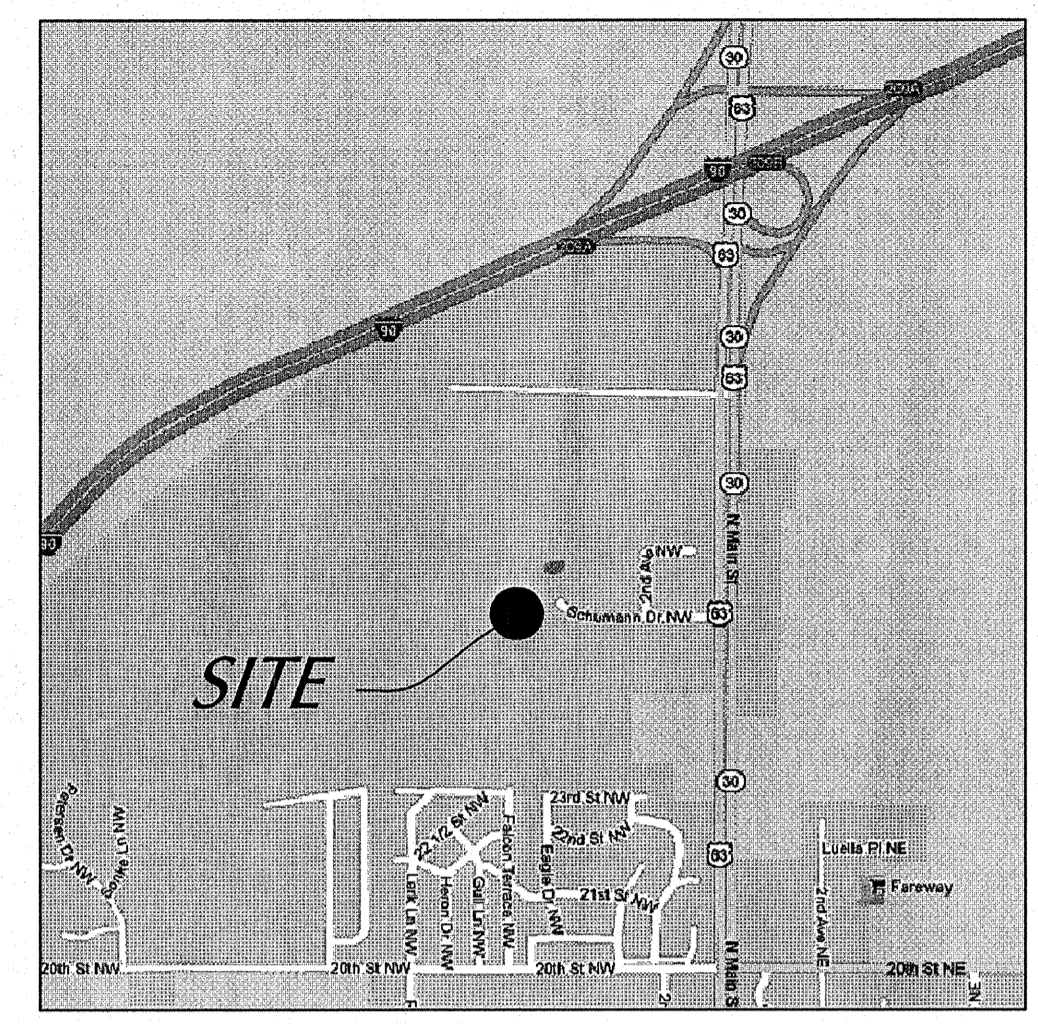


LOCATION MAP



STEWARTVILLE, MINNESOTA

PROPOSED LEGAL DESCRIPTION

Part of the North Half of the Northwest Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 54 minutes 21 seconds along the north line of said Northwest Quarter 563.03 feet; thence southerly 180 degrees 00 minutes 00 seconds azimuth 395.60 feet; thence easterly 90 degrees 00 minutes 00 seconds azimuth 236.62 feet; thence southerly 133.52 feet on a non tangential curve concave easterly, having a radius of 333.00 feet, a central angle of 22 degrees 58 minutes 23 seconds, and a chord azimuth of 175 degrees 32 minutes 28 seconds; thence westerly 270 degrees 00 minutes 00 seconds azimuth 805.35 feet to the west line of said Northwest Quarter; thence northerly 359 degrees 29 minutes 57 seconds azimuth along said west line 526.92 feet to the point of beginning.

Said tract contains 7.51 acres, more or less.

Together with a 66.00 foot wide easement for ingress and egress purposes, over and across that part of the North Half of the Northwest Quarter of Section 27, and the South Half of the Southwest Quarter, Section 22, all in Township 105 North, Range 14 West, Olmsted County, Minnesota, the center line of said easement described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 27; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 29 minutes 57 seconds along the west line of said Northwest Quarter 526.92 feet; thence easterly 90 degrees 00 minutes 00 seconds 805.35 feet to the southeast corner of the above described parcel; thence easterly 74 degrees 03 minutes 17 seconds azimuth 33.00 feet to the point of beginning of said easement; thence northerly 382.30 feet along a non tangential curve concave easterly, having a radius of 300.00 feet, a central angle of 73 degrees 00 minutes 51 seconds, and a chord azimuth of 20 degrees 33 minutes 42 seconds; thence northeasterly 57 degrees 04 minutes 07 seconds azimuth 472.57 feet to the southwesterly right of way line of Schumann Drive N.W., as platted in SCHUMANN BUSINESS PARK, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and said easement there terminating.

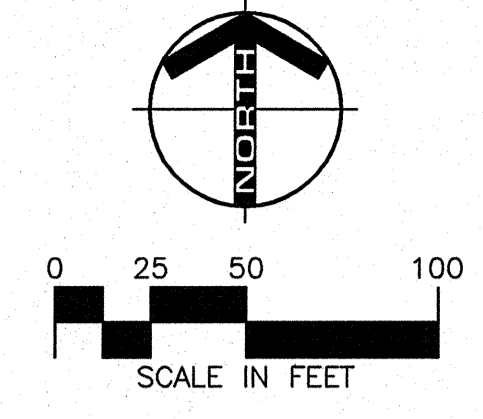
BENCHMARKS

Top nut hydrant on south side of Schumann Drive NW at intersection with 2nd Ave. NW. Elev. = 1255.46

Top nut hydrant on north side of Schumann Drive NW +/-340 feet west of 2nd Ave. NW. Elev. = 1259.23

UTILITY LOCATION

UTILITY LOCATIONS SHOWN ARE PROVIDED BY LOCAL UTILITY COMPANIES THROUGH THE GOPHER STATE ONE CALL SYSTEM. LOCATIONS ARE SHOWN TO THE ACCURACY OF THE MARKING, AND YAGGY COLBY ASSOCIATES DOES NOT ASSUME RESPONSIBILITY FOR MISLOCATED OR UNMARKED UTILITIES. TICKET #113331525.

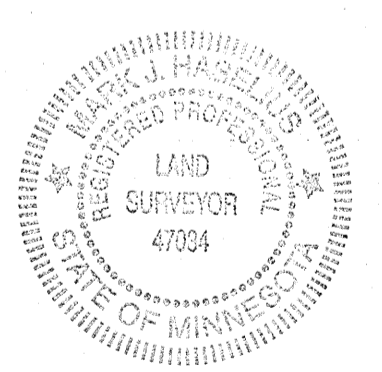
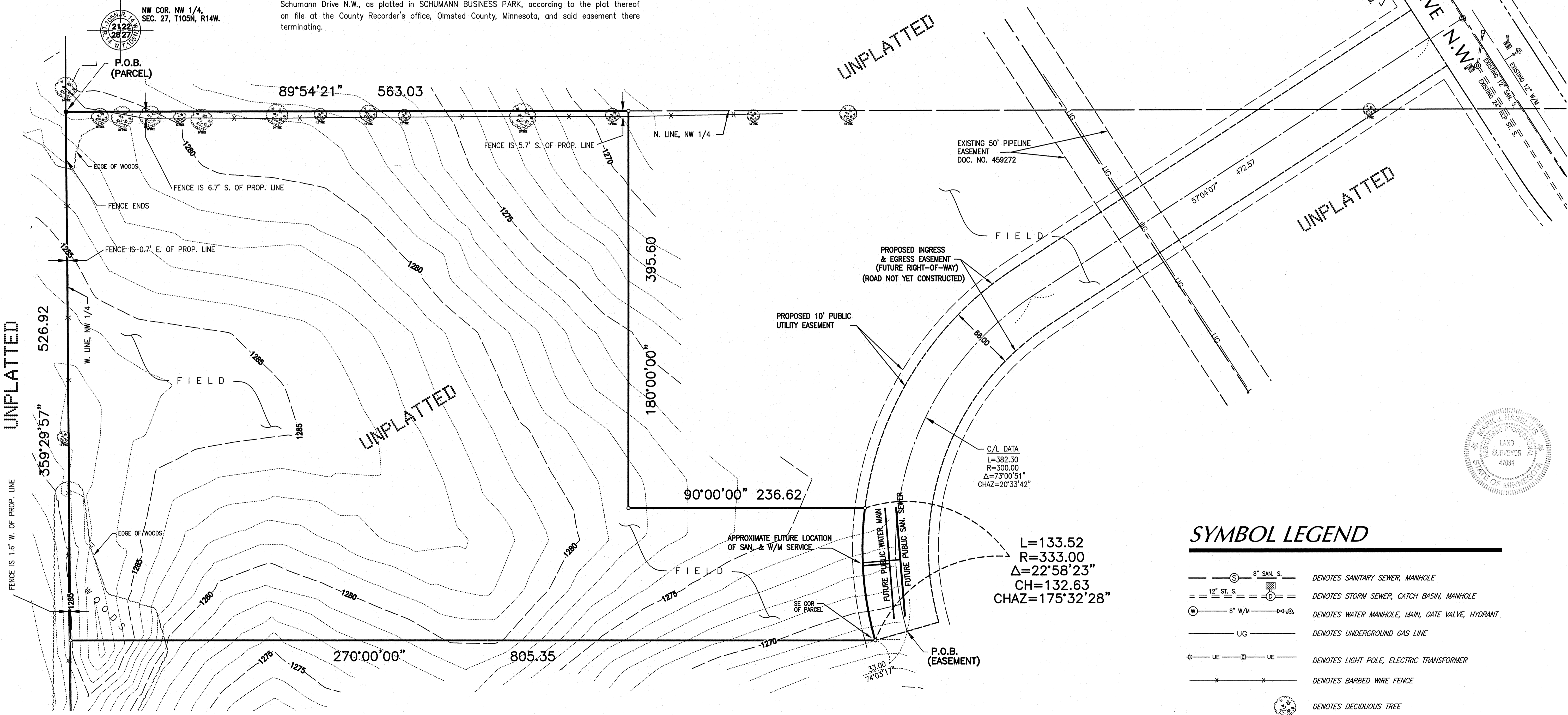


MONUMENTS

- 1/2" Rebars - to be set
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 47034.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. NAD 83-86



SYMBOL LEGEND

- 8" SAN. S. DENOTES SANITARY SEWER, MANHOLE
- 12" ST. S. DENOTES STORM SEWER, CATCH BASIN, MANHOLE
- 8" W/M DENOTES WATER MANHOLE, MAIN, GATE VALVE, HYDRANT
- UG DENOTES UNDERGROUND GAS LINE
- UE DENOTES LIGHT POLE, ELECTRIC TRANSFORMER
- X DENOTES BARBED WIRE FENCE
- Tree symbol DENOTES DECIDUOUS TREE