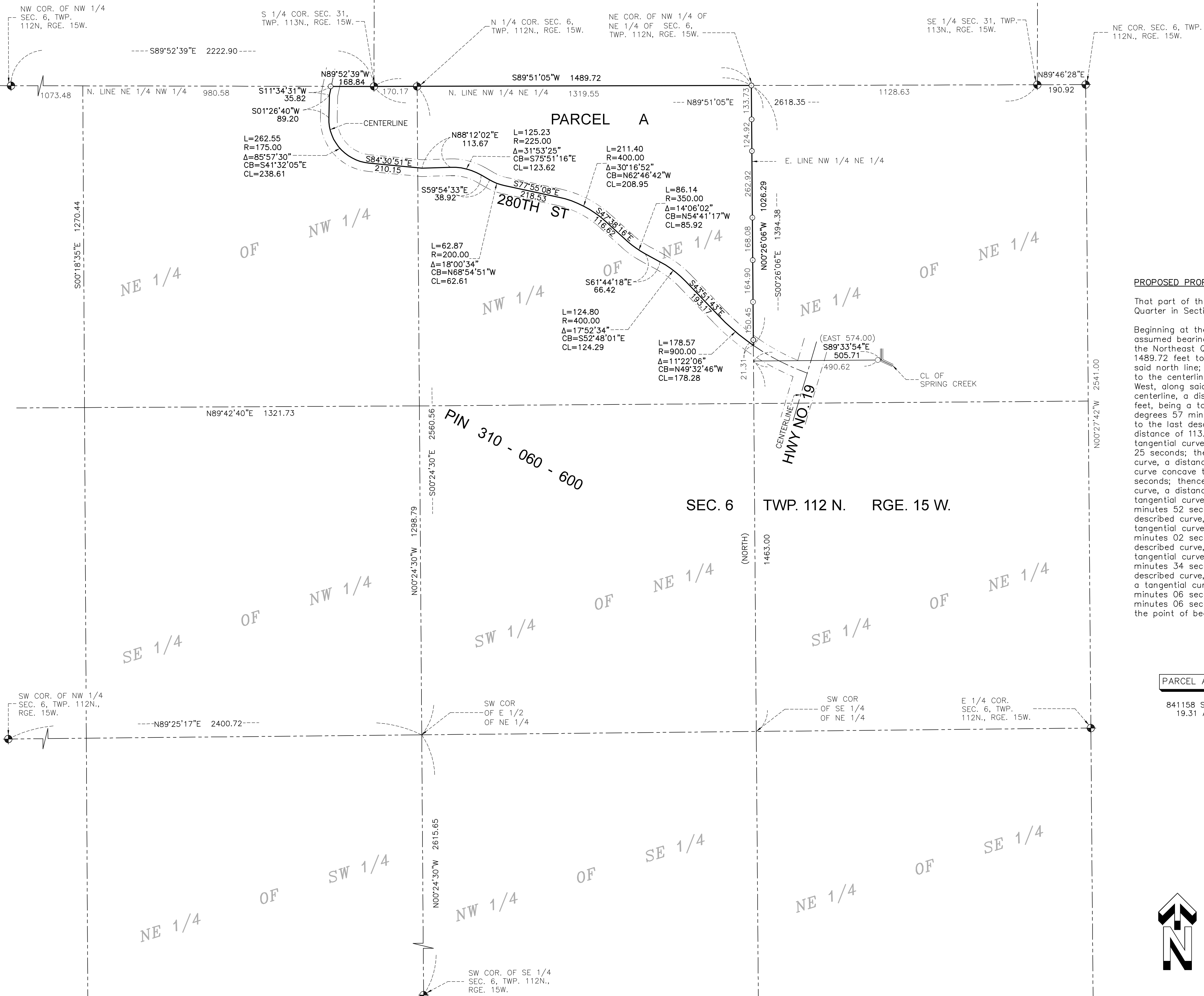


SEC. 31 TWP. 113 N. RGE. 15 W.



NOTE:
The property is subject to a public roadway easement for 280th Street. No research was performed to determine if there was a written easement granted to establish this road. If no documents were recorded, then this road easement exists by prescription, or usage, by authority of Min. Stat. 160.05, subd. 1 and has a right of way width which varies based on what is actually used for the physical roadway and its appurtenances.

PROPOSED PROPERTY DESCRIPTION FOR CONVEYANCE TO JOHN R. L. ANDERSON FROM THE JOHN R. L. ANDERSON TRUST

That part of the Northeast Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Northeast Quarter in Section 6, Township 112 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 6; thence on an assumed bearing of South 89 degrees 51 minutes 05 seconds West, along the north line of said Northwest Quarter of the Northeast Quarter and along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 1489.72 feet to the south quarter corner of Section 31, Township 113 North, Range 15 West, being an angle point in said north line; thence North 89 degrees 52 minutes 39 seconds West, along said north line, a distance of 168.84 feet, to the centerline of 280th Street, as now located and established; thence South 11 degrees 34 minutes 31 seconds West, along said centerline, a distance of 89.20 feet; thence southerly and southeasterly, along said centerline, a distance of 262.55 feet, being a tangential curve concave to the northeast, having a radius of 175.00 feet, with a central angle of 85 degrees 57 minutes 30 seconds; thence South 84 degrees 30 minutes 51 seconds East, along said centerline, tangent to the last described curve, a distance of 210.15 feet; thence North 88 degrees 12 minutes 02 seconds East, along said centerline, being a tangential curve concave to the south, having a radius of 225.00 feet, with a central angle of 31 degrees 53 minutes 25 seconds; thence South 59 degrees 54 minutes 33 seconds East, along said centerline, tangent to the last described curve, a distance of 38.92 feet; thence southeasterly, a distance of 62.87 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 200.00 feet, and a central angle of 18 degrees 00 minutes 34 seconds; thence South 77 degrees 55 minutes 08 seconds East, along said centerline, tangent to the last described curve, a distance of 218.53 feet; thence southeasterly, a distance of 211.40 feet, along said centerline, being a tangential curve concave to the southwest, having a radius of 400.00 feet, with a central angle of 30 degrees 16 minutes 52 seconds; thence South 47 degrees 38 minutes 16 seconds East, along said centerline, tangent to the last described curve, a distance of 116.62 feet; thence southeasterly, a distance of 86.14 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 350.00 feet, with a central angle of 14 degrees 06 minutes 02 seconds; thence South 61 degrees 44 minutes 18 seconds East, along said centerline, being a tangential curve concave to the northeast, having a radius of 214.80 feet, with a central angle of 17 degrees 52 minutes 34 seconds; thence South 43 degrees 51 minutes 43 seconds East, along said centerline, tangent to the last described curve, a distance of 193.17 feet; thence southeasterly, a distance of 178.57 feet, along said centerline, being a tangential curve concave to the northeast, having a radius of 900.00 feet, with a central angle of 11 degrees 22 minutes 06 seconds; thence North 00 degrees 26 minutes 06 seconds West, along said east line, not tangent to the last described curve, a distance of 1026.29 feet to the point of beginning.

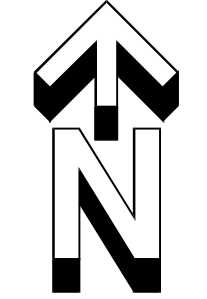
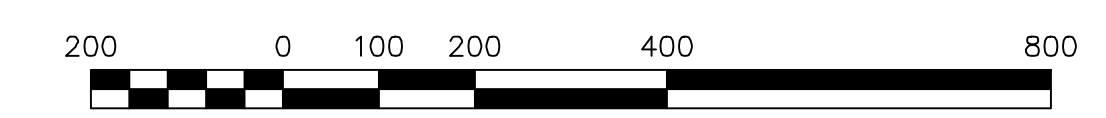
LEGEND

- DENOTES A PLACED 1" BY 18" IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 47460.
- DENOTES FOUND IRON MONUMENT.
- ⊕ DENOTES GOODHUE COUNTY SECTION CORNER.
- (EAST) DENOTES BEARING/DISTANCE RECITED IN RECORD DEED.

PARCEL A AREA

841158 Sq. Feet
19.31 Acres

BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM, NAD 83, 1996 ADJUSTMENT (HARN)



CERTIFICATE OF SURVEY FOR:
John Anderson
JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
1203 MAIN STREET, RED WING, MN 55066
(651) 388-1558

PATH: S:\STR\CERTS\112-15\6\ANDERSON 2020\ANDERSON 2020.DWG
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Marcus S. Johnson
Marcus S. Johnson
Minnesota License No. 47460
Date: November 4, 2020

BK. NA	PG. NA	W.O.#	DRAWING NUMBER
		20-425	S-8944