

HEREBY CERTIFY THAT THIS SURVEY, PLAN 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

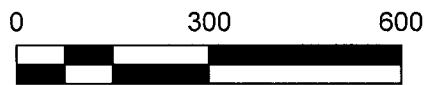
DATE 7-14-20 REG. NO. 17004

State of North Dakota
 County of Richland
 Subscribed and sworn to before me by Steven A. Ackerman on the 14th day of July, 2020
Mary Beth Reynolds
 Notary Public

MARY BETH REYNOLDS
 Notary Public
 State of North Dakota
 My Commission Expires Feb. 14, 2023



8044 182 Ave SE
 Wahpeton, ND 58075
 701-899-4273



LEGEND

- = CORNER MARKED WITH A 5/8" x 18" SOLID IRON PIN WITH RED PLASTIC CAP MARKED "RLS 17004"
- = EXISTING OR FOUND CORNER MONUMENT
- △ = STEEL FENCE POST
- REC. = RECORD OR ORIGINAL DISTANCE
- MEA. = MEASURED DISTANCE THIS SURVEY
- NOTE = THIS SURVEY WAS BASED ON AN ASSUMED MERIDIAN

Certificate and Plat of Land Survey
Sandman Tracts

A part of the E1/2SE1/4 of Section 28,
 T140N, R44W of the 5th P.M.,
 Highland Grove Township,
 Clay County, Minnesota

S1/4 Cor Sec. 28
 T140N, R44W
 Doc. 599148

SE Cor Sec. 28
 T140N, R44W
 Doc. 599369

TRACT 1 DESCRIPTION

All that part of the East Half of the Southeast Quarter of Section 28, Township 140 North, Range 44 West of the 5th Principal Meridian, Clay County, Minnesota described as follows:

Commencing at the iron monument marking the Southeast Corner of said Section 28 (Corner Location Certificate Doc No. 599369); thence on an assumed bearing of North 00°00'00" East, on and along the east line of said Section 28, a distance of 256.19 feet to its intersection with the north right of way line of the Burlington Northern Santa Fe Railroad, said right of way line being 150 feet distant, northerly, (measured at a right angle) from the centerline of the main line of said Railroad, and to the POINT OF BEGINNING;

thence continuing North 00°00'00" East, along the east line of the said Southeast Quarter, a distance of 1233.81 feet;
thence South 90°00'00" West a distance of 860.41 feet;
thence North 00°00'00" East a distance of 1148.81 feet to a point on the north line of the said Southeast Quarter that is 480 feet easterly of the northwest corner of the said East Half of the Southeast Quarter of Section 28; thence North 89°44'14" West, on and along the north line of the said Southeast Quarter of Section 28, a distance of 480.00 feet to the northwest corner of the said East Half of the Southeast Quarter of Section 28; thence South 00°29'47" East, on and along the west line of the said East Half of the Southeast Quarter of Section 28, a distance of 2392.95 feet to its intersection with the said north right of way line of the Burlington Northern Santa Fe Railroad;
thence North 89°39'02" East, along said north right of way line of the Burlington Northern Santa Fe Railroad, a distance of 1319.70 feet to the point of beginning

The above described tract contains 50.19 acres, more or less, and is subject to easements, reservations, restrictions, and rights of way, if any.



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TRACT 2 DESCRIPTION

All that part of the Northeast Quarter of the Southeast Quarter of Section 28, Township 140 North, Range 44 West of the 5th Principal Meridian, Clay County, Minnesota described as follows:

Commencing at the iron monument marking the Southeast Corner of said Section 28 (Corner Location Certificate Doc No. 599369); thence on an assumed bearing of North 00°00'00" East, on and along the east line of said Section 28, a distance of 1490.00 feet to the POINT OF BEGINNING;
thence South 90°00'00" West a distance of 860.41 feet;
thence North 00°00'00" East a distance of 1148.81 feet to a point on the north line of the said Southeast Quarter that is 480 feet easterly of the northwest corner of the said Northeast Quarter of the Southeast Quarter of Section 28;

thence South 89°44'14" East, on and along the north line of the said Southeast Quarter of Section 28, a distance of 860.42 feet to the unmarked East Quarter Corner of said Section 28;
thence South 00°00'00" West, on and along the east line of the said Southeast Quarter of Section 28, a distance of 244.20 feet to the Witness Corner of the East Quarter Corner of said Section 28 (Corner Location Certificate No. 631887);

thence South 90°00'00" West a distance of 576.20 feet;
thence South 00°00'00" West a distance of 490.00 feet;
thence North 90°00'00" East a distance of 280.00 feet;
thence South 00°00'00" West a distance of 80.00 feet;
thence North 90°00'00" East a distance of 80.00 feet;
thence South 00°00'00" West a distance of 80.00 feet;
thence North 90°00'00" East a distance of 216.20 feet to a point on the east line of the said Southeast Quarter of Section 28;
thence South 00°00'00" West, on and along the east line of the said Southeast Quarter of Section 28, a distance of 250.66 feet to the point of beginning.

The above described tract contains 15.23 acres, more or less, and is subject to easements, reservations, restrictions, and rights of way, if any.

Certificate and Plat of Land Survey
Sandman Tracts
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T140N, R44W of the 5th P.M.,
Highland Grove Township,
Clay County, Minnesota

