

PARCEL A, PROPERTY DESCRIPTION:

That part of the East one-half of the Northeast Quarter of Section 11, Township 111 North, Range 20 West of the Fifth Principal Meridian, in the City of Northfield, Rice County, Minnesota, described as follows: Commencing at the Southeast corner of said East One-half of the Northeast Quarter; thence North 0 degrees 42 minutes 43 seconds West along the East line of said East One-half of the Northeast Quarter (for purposes of this description bearings are assumed and based on said East line being North 0 degrees 42 minutes 43 seconds West); a distance of 1821.01 feet to a point in the Southeasterly right of way line of Minnesota Trunk Highway 3, said point being designated B1 in MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 66-28; thence South 39 degrees 56 minutes 21 seconds West, along said right of way line, 390.81 feet to the point of beginning of the parcel to be herein described; thence continue southwesterly along said right of way line on the following 3 courses; 1) South 39 degrees 56 minutes 21 seconds West, 24.65 feet to a point designated B2 in said plat; 2) South 50 degrees 03 minutes 39 seconds East, 25.00 feet to a point designated B3 in said plat; 3) South 39 degrees 56 minutes 21 seconds West, 140.00 feet; thence South 41 degrees 32 minutes 01 seconds East; 188.85 feet to a point in the northwesterly right of way line of County State Aid Highway 28; thence North 52 degrees 18 minutes 49 seconds East, along said right of way line, 21.61 feet; thence northeasterly, along said right of way line on a non-tangential curve, concave northwesterly (curve data: delta angle = 6 degrees 00 minutes 53 seconds; radius = 1382.69 feet; chord bearing and distance = North 49 degrees 18 minutes 23 seconds East, 145.08 feet); an arc distance of 145.15 feet; to the southwesterly property line of the parcel described in Document Number 757140 in the Rice County Minnesota, Records office; thence North 43 degrees 18 minutes 50 seconds West, 241.67 feet to said point of beginning; subject to an easement for utility purposes over the northeasterly side thereof per document No. 289855.

PARCEL B, PROPERTY DESCRIPTION:

That part of the East one-half of the Northeast Quarter of Section 11, Township 111 North, Range 20 West of the Fifth Principal Meridian, in the City of Northfield, Rice County, Minnesota, described as follows: Commencing at the Southeast corner of said East One-half of the Northeast Quarter; thence North 0 degrees 42 minutes 43 seconds West along the East line of said East One-half of the Northeast Quarter (for purposes of this description bearings are assumed and based on said East line being North 0 degrees 42 minutes 43 seconds West); a distance of 1821.01 feet to a point in the Southeasterly right of way line of Minnesota Trunk Highway 3, said point being designated B1 in MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 66-28; thence South 39 degrees 56 minutes 21 seconds West, along said right of way line, 390.81 feet; thence continue southwesterly along said right of way line on the following 3 courses; 1) South 39 degrees 56 minutes 21 seconds West, 24.65 feet to a point designated B2 in said plat; 2) South 50 degrees 03 minutes 39 seconds East, 25.00 feet to a point designated B3 in said plat; 3) South 39 degrees 56 minutes 21 seconds West, 140.00 feet; thence South 41 degrees 32 minutes 01 seconds East; 188.85 feet to a point in the northwesterly right of way line of County State Aid Highway 28 and the point of beginning of the land to be described; thence North 52 degrees 18 minutes 49 seconds East, along said right of way line, 21.61 feet; thence northeasterly, along said right of way line on a non-tangential curve, concave northwesterly (curve data: delta angle = 6 degrees 00 minutes 53 seconds; radius = 1382.69 feet; chord bearing and distance = North 49 degrees 18 minutes 23 seconds East, 145.08 feet); an arc distance of 145.15 feet; to the southwesterly property line of the parcel described in Document Number 757140 in the Rice County Minnesota, Records office; thence South 43 degrees 18 minutes 50 seconds East, along said southwesterly line a distance of 18.33 feet; thence South 46 degrees 44 minutes 31 seconds West, a distance of 6.80 feet; thence southwesterly along a tangential curve, concave to the southeast, having a radius of 375.00 feet, a central angle of 7 degrees 02 minutes 56 seconds, a distance of 46.13 feet; thence South 39 degrees 41 minutes 35 seconds West, a distance of 115.85 feet to the northeasterly corner of Lot 2, Block 1, SCHILLING BUSINESS PARK 2ND ADDITION, Rice County, Minnesota; thence North 41 degrees 32 minutes 01 seconds West, along the northeasterly line of said Lot 2, a distance of 44.00 feet to the point of beginning.