



NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 1 OF 3 SHEETS



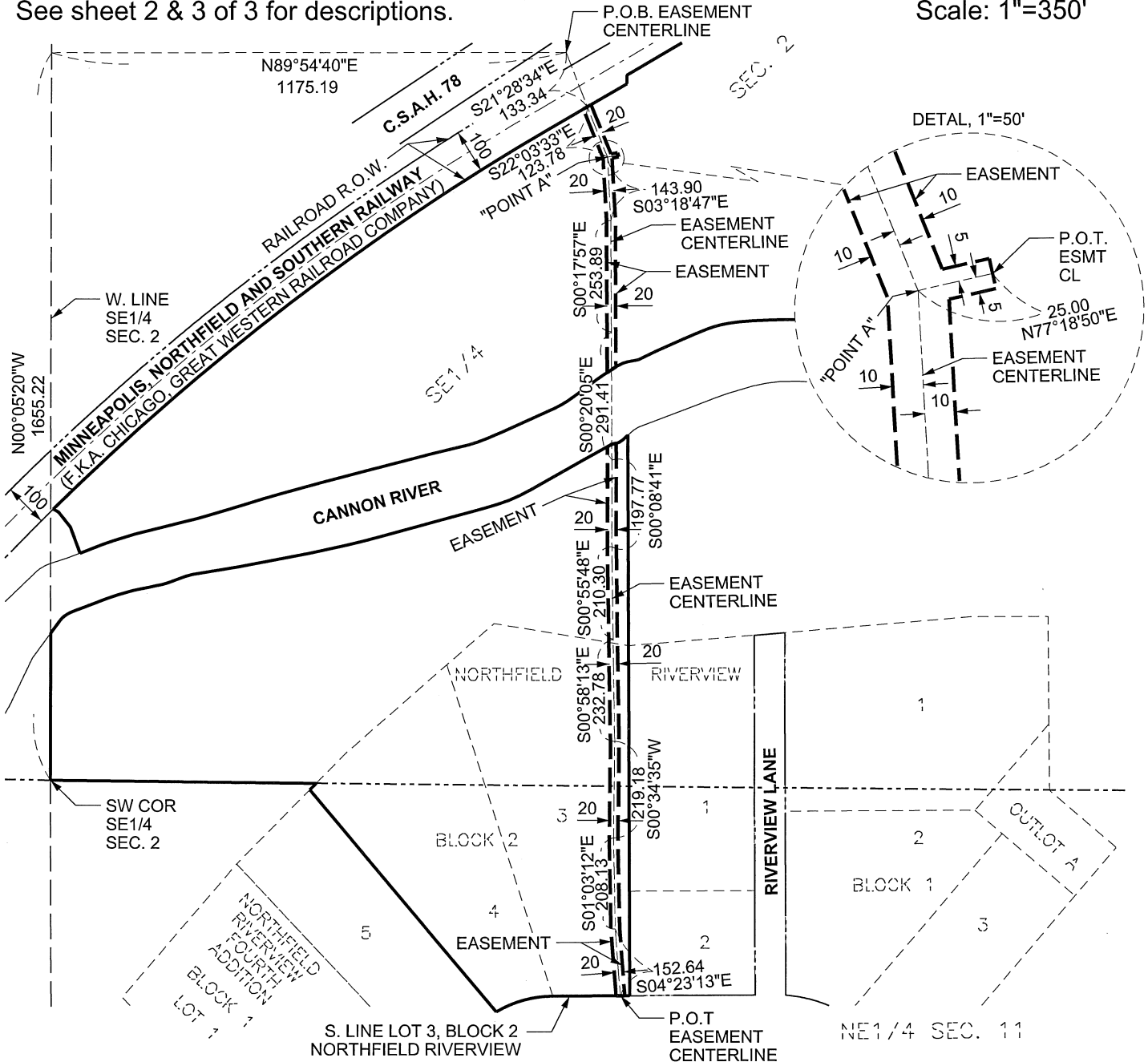
Scale: 1"=350'

Certificate of Survey

Location: City of Northfield, Rice County, Minnesota

Grantor: City of Northfield, A Municipal Corporation

See sheet 2 & 3 of 3 for descriptions.



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.

Michael E. Cannon
MICHAEL E. CANNON

LIC. NO. 40035

DISTRIBUTION
PARCEL: CITY OF NORTHFIELD
SEC. 2 & 11, T.111N., R.20W., 5TH P.M.
CO.: RICE

DATE 12-13-17



NORTHERN STATES POWER
MINNESOTA

EXHIBIT A SHEET 2 OF 3 SHEETS

Certificate of Survey

Location: City of Northfield, Rice County, Minnesota

Grantor: City of Northfield, A Municipal Corporation

"Property":

That part of the Southwest Quarter of the Southeast Quarter (SW1/4 of SE1/4) of Section 2, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Commencing at the southeast corner of the SW1/4 of SE1/4 of said Section 2; thence North 54 rods and 9 links; thence West 12 rods to the bank of the Cannon River; thence along the river bank to the west line of said Quarter Section; thence South to the Quarter post; thence East 79 rods to the place of beginning; Excepting therefrom that portion platted as Northfield Riverview.

ALSO: Beginning at a point on the east line of the Northwest Quarter (NW1/4) of Section 1 Township 111 North of Range 20 West, Fourteen Hundred Twenty-six (1426) feet south of the northeast corner of said Northwest Quarter (NW1/4), said point being on the southerly right of way line of the Chicago, Great Western Railroad Company 33 feet distant southeasterly and at right angles to the center line of the main track of said Railroad Company, thence southwesterly along the said right of way of said Railroad Company on a line 33 feet distant and parallel with said main track to the west line of the Northeast One Quarter of the Southeast One Quarter of Section 2, Township 111, North of Range 20 West, thence south on said west line of said Northeast Quarter of the Southeast Quarter of said Section 2, to a point 50 feet southeasterly and at right angles to said centerline of the main tract of the Chicago Great Western Railroad Company, thence continuing southwesterly on a line 50 feet distant and parallel to said main track to a point on the north bank of Spring Creek 550 feet north and 42 feet east of the southwest corner of the Southeast Quarter of said Section 2, thence southeasterly along said north bank of said Spring Creek about 40 feet to the north bank of Cannon River, thence northeasterly along the said north and west bank of Cannon River to the east line of the Northwest One Quarter of Section 1, Township 111, Range 20 West, thence north along said east line of the Northwest Quarter of said Section 1 about 205 feet to the point of beginning, together with all riparian rights, accruing or to accrue thereto.

EXCEPTING THEREFROM: Beginning at a point on the east line of the Northwest Quarter (NW1/4) of Section 1 Township 111 North of Range 20 West, 1426 feet south of the northeast corner of said Northwest Quarter, said point being on the southerly right of way line of the Chicago, Great Western Railroad Company 33 feet distant, southeasterly and at right angles to the center line of the main track of said Railroad Company, thence southwesterly along the said right of way of said Railroad Company on a line 33 feet distant and parallel with said main track on a 1°9'30" curve to the left, delta angle 2050' radius 4948.44 feet, chord length 244.70 feet chord bearing South 61°34'24" West, thence on straight tangent along said right of way line South 60°10' West 1457.02 feet, thence South 22°06' East approximately 455 feet to a point on the north bank of Cannon River, thence Northeasterly along the said north and west bank of Cannon River to a point on the east line of the Northwest One Quarter (NW1/4) of Section 1, Township 111 North, Range 20 West, said point being North 51°1'45" East 1682.08 feet from the previous mentioned point, thence north along said east line of the Northwest Quarter of said Section 1 about 205 feet to the point of beginning, together with all riparian rights, accruing or to accrue thereto.

ALSO: Lots 3 and 4, Block 2, in "Northfield Riverview" in the City of Northfield, Rice County, Minnesota.

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Continued on sheet 3 of 3:



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EXHIBIT A SHEET 3 OF 3 SHEETS

Certificate of Survey

Location: City of Northfield, Rice County, Minnesota

Grantor: City of Northfield, A Municipal Corporation

"Property":

Continued from sheet 2 of 3:

ALSO: Beginning at the southeast corner of the Southwest Quarter of Section 2, Township 111 North, Range 20 West, thence north along the east line of said Southwest One Quarter 330 feet to the south bank of Cannon River, thence southwesterly along the bank of said Cannon River to the south line of the Southwest Quarter of said Section 2, thence east on said south line of said Southwest Quarter of said Section 2, 230 feet to the point of beginning, together with all riparian rights accrued thereon or to accrue.

All in Rice County, Minnesota.

"Easement Area":

A 20.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 10.00 feet on each side of the following described centerline:

Commencing at the southwest corner of the Southeast Quarter of Section 2, Township 111 North, Range 20 West; thence North 00 degrees 05 minutes 20 seconds West 1655.22 feet along the west line of said Southeast Quarter of Section 2; thence North 89 degrees 54 minutes 40 seconds East 1175.19 feet to the point of beginning of the centerline to be described; thence South 21 degrees 28 minutes 34 seconds East 133.34 feet; thence South 22 degrees 03 minutes 33 seconds East 123.78 feet to a point hereinafter referred to as "Point A"; thence South 03 degrees 18 minutes 47 seconds East 143.90 feet; thence South 00 degrees 17 minutes 57 seconds East 253.89 feet; thence South 00 degrees 20 minutes 05 seconds East 291.41 feet; thence South 00 degrees 08 minutes 41 seconds East 197.77 feet; thence South 00 degrees 55 minutes 48 seconds East 210.30 feet; thence South 00 degrees 58 minutes 13 seconds East 232.78 feet; thence South 00 degrees 34 minutes 35 seconds West 219.18 feet; thence South 01 degree 03 minutes 12 seconds East 208.13 feet; thence South 04 degrees 23 minutes 13 seconds East 152.64 feet to the south line of Lot 3, Block 2, Northfield Riverview, Rice County, Minnesota and said centerline there terminating.

The side lines of said easement are to be prolonged or shortened to terminate on said south line of Lot 3, Block 2, Northfield Riverview.

TOGETHER WITH:

A 10.00 foot wide easement over, under and across that part of the herein before described "Property" which lies within 5.00 feet on each side of the following described centerline:

Beginning at the herein before described "Point A"; thence North 77 degrees 18 minutes 50 seconds East 25.00 feet and said centerline there terminating.

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Containing 0.86 acres, more or less.