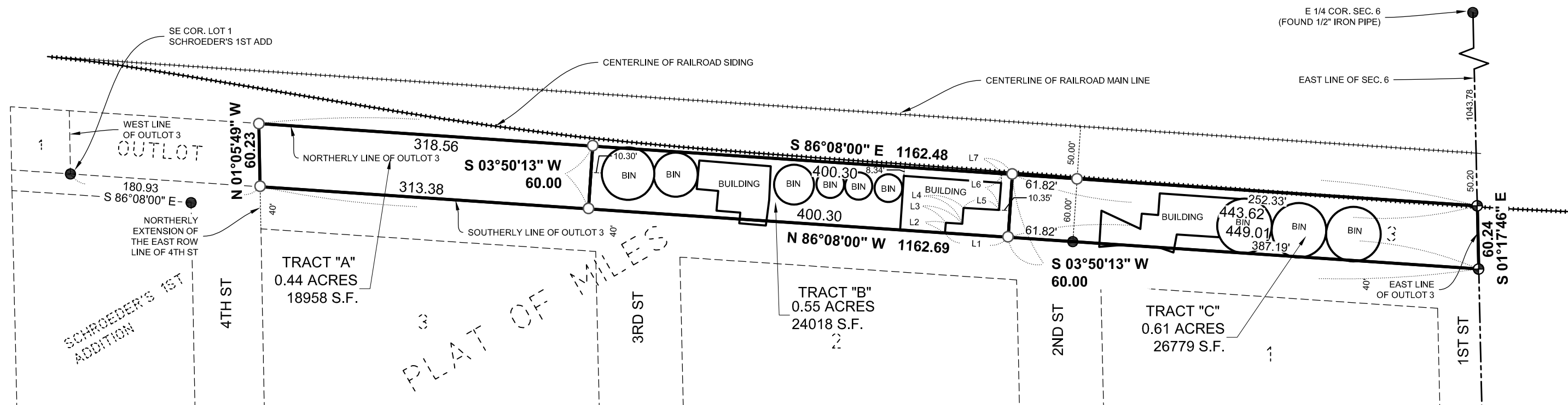


CERTIFICATE OF SURVEY
LYING IN THE RECORDED PLAT OF MILES (NOW THE CITY OF DANUBE)
SECTION 6, TOWNSHIP 115 NORTH, RANGE 35 WEST, RENVILLE COUNTY, MINNESOTA



EASEMENT LINE DATA

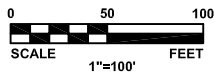
SEGMENT	LENGTH	BEARING
L1	60.32	N 86°08'00" W
L2	9.75	N 5°22'53" E
L3	15.67	S 86°18'29" E
L4	15.29	N 4°13'50" E
L5	33.93	S 86°31'58" E
L6	34.68	N 4°22'26" E
L7	10.03	S 86°08'00" E

RENVILLE COUNTY MN COORDINATE SYSTEM
(NAD 83 2011 ADJ.)
NAVD 88, GEOID 18

LEGEND

- DENOTES 5/8" X 18" REBAR SET, MARKED BY LICENSE NO. 49506
- ⊕ DENOTES PK NAIL SET
- DENOTES IRON MONUMENT FOUND

NOTE:
THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT FIRST CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.



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.

PRELIMINARY COPY
NAME JESSE T. BENGTON LIC. NO 49506 DATE: x/x/2026

DESIGNED:

DRAWN: RVP

CHECKED: JTB



TRUE NORTH SURVEYS, P.A.
6707 113TH AVE NE
SPICER, MN 56288
Phone: 320-212-1089

DATE OF SURVEY: 08/26/2025

JOB #: 2026-116

CLIENT: JO'S FAMILY FARMS, LLC

CERTIFICATE OF SURVEY

LYING IN THE RECORDED PLAT OF MILES (NOW THE CITY OF DANUBE)
SECTION 6, TOWNSHIP 115 NORTH, RANGE 35 WEST, RENVILLE COUNTY, MINNESOTA

PROPOSED LEGAL DESCRIPTIONS:

TRACT "A"
All that part of Out Lot 3 of the Original Plat of the Village of Miles (now the City of Danube) in Renville County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 1 in Block 11 of Schroeder's First Addition in the City of Danube Minnesota; thence on an assumed bearing of S 86°08'00" E along the Southerly line said Out Lot 3, a distance of 180.93 feet to the East line of Fourth Street extended Northerly, said point being the point of beginning of the tract herein described; thence on a bearing of N 01°05'49" W along said East line of Fourth Street extended Northerly, 60.23 feet to the Northerly line of said Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 318.56 feet; thence on a bearing of S 03°50'13" W, 60.00 feet to said Southerly line of Out Lot 3; thence on a bearing of N 86°08'00" W along last line, 313.38 feet to the point of beginning.

Subject to easements of record.
Subject to the rights of the public in C.S.A.H. No. 1 (1st St)
Containing 0.44 acres (18,958 Sq. Ft.), more or less.

TRACT "B"
All that part of Out Lot 3 of the Original Plat of the Village of Miles (now the City of Danube) in Renville County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 1 in Block 11 of Schroeder's First Addition in the City of Danube Minnesota; thence on an assumed bearing of S 86°08'00" E along the Southerly line said Out Lot 3, a distance of 180.93 feet to the East line of Fourth Street extended Northerly; thence on a bearing of N 01°05'49" W along said East line of Fourth Street extended Northerly, 60.23 feet to the Northerly line of said Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 318.56 feet to the point of beginning of the tract herein described; thence continue on a bearing of S 86°08'00" E, along last said line, 400.30 feet; thence on a bearing of S 03°50'13" W, 60.00 feet to said Southerly line of Out Lot 3; thence on a bearing of N 86°08'00" W along said Southerly line of Out Lot 3, a distance of 400.30 feet to it's intersection with a line bearing S 03°50'13" W from the point of beginning; thence on a bearing of N 03°50'13" W along last said line, 60.00 feet to the point of beginning.

Together with an access easement over, under and across the all that part of Out Lot 3 of the Original Plat of the Village of Miles (now the City of Danube) in Renville County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 1 in Block 11 of Schroeder's First Addition in the City of Danube Minnesota; thence on an assumed bearing of S 86°08'00" E along the Southerly line said Out Lot 3, a distance of 180.93 feet to the East line of Fourth Street extended Northerly, said point being the point of beginning of the tract herein described; thence on a bearing of N 01°05'49" W along said East line of Fourth Street extended Northerly, 60.23 feet to the Northerly line of said Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 318.56 feet; thence on a bearing of S 03°50'13" W, 60.00 feet to said Southerly line of Out Lot 3; thence on a bearing of N 86°08'00" W along last line, 313.38 feet to the point of beginning.

Subject to easements of record.
Subject to the rights of the public in C.S.A.H. No. 1 (1st St)
Containing 0.55 acres (24,018 Sq. Ft.), more or less.

TRACT "C"
All that part of Out Lot 3 of the Original Plat of the Village of Miles (now the City of Danube) in Renville County, Minnesota excepting therefrom all that part of said Out Lot 3, lying Westerly of the following described Line:

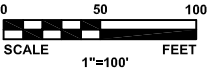
Commencing at the Southeast corner of Lot 1 in Block 11 of Schroeder's First Addition in the City of Danube Minnesota; thence on an assumed bearing of S 86°08'00" E along the Southerly line said Out Lot 3, a distance of 180.93 feet to the East line of Fourth Street extended Northerly; thence on a bearing of N 01°05'49" W along said East line of Fourth Street extended Northerly, 60.23 feet to the Northerly line of said Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 718.86 feet to the point of beginning of the line herein described; thence on a bearing of S 03°50'13" W, 60.00 feet to said Southerly line of Out Lot 3 and said line there terminating.

Together with an access easement over, under and across that part of Out Lot 3 of the Original Plat of the Village of Miles (now the City of Danube) in Renville County, Minnesota, described as follows:

Commencing at the Southeast corner of Lot 1 in Block 11 of Schroeder's First Addition in the City of Danube Minnesota; thence on an assumed bearing of S 86°08'00" E along the Southerly line said Out Lot 3, a distance of 180.93 feet to the East line of Fourth Street extended Northerly; thence on a bearing of N 01°05'49" W along said East line of Fourth Street extended Northerly, 60.23 feet to the Northerly line of said Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 718.86 feet; thence on a bearing of S 03°50'13" W, 60.00 feet to said Southerly line of Out Lot 3, said point being the point of beginning of the easement herein described; thence on a bearing of N 86°08'00" W along said Southerly line of Out Lot 3, 60.32 feet to its intersection with the easterly line of a building; thence on a bearing of N 05°22'53" E along said easterly building line, 9.75 feet; thence on a bearing of S 86°18'29" E along said easterly building line, 15.67 feet; thence on a bearing of N 04°13'50" E along said easterly building line, 15.29 feet; thence on a bearing of S 86°31'58" E along said easterly building line, 33.93 feet; thence on a bearing N 04°22'26" E along said easterly building line and its extension thereof, 34.68 feet to said Northerly line of Out Lot 3; thence on a bearing of S 86°08'00" E along said Northerly line of Out Lot 3, a distance of 10.03 feet to its intersection with a line bearing N 03°50'13" E from the point of beginning; thence on a bearing of S 03°50'13" W along last said line, 60.00 feet to the point of beginning.

Subject to easements of record.
Subject to the rights of the public in C.S.A.H. No. 1 (1st St)
Containing 0.61 acres (26,779 Sq. Ft.), more or less.

NOTE:
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PRELIMINARY COPY
NAME **JESSE T. BENGTON** LIC. NO. **49506** DATE: **x/x/2026**

DESIGNED:

DRAWN:
RVP

CHECKED:
JTB



TRUE NORTH SURVEYS, P.A.
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