

AG PLUS SWENSON ADDITION

INSTRUMENT OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That Ag Plus Cooperative, successor in interest by merger to Prairie Pride Cooperative, f/k/a Lyon County Co-operative Oil Company, and Timmy R. Swenson, Trustee of the Timmy R. Swenson Trust Agreement dated August 10, 2001, and Donna O. Swenson, Trustee of the Donna O. Swenson Trust Agreement dated August 10, 2001, James Swenson and Teah Swenson, husband and wife, owners of the following described property:

LEGAL DESCRIPTION

Lot 1, Block 1, Wilke - Miller - Buesing First Addition, City of Marshall, Lyon County, Minnesota,
EXCEPT
1) All that part of Lot 1, Block 1, of Wilke-Miller-Buesing First Addition, in the City of Marshall, as filed and recorded in the office of the County Recorder In and for Lyon County, Minnesota, being more particularly described as follows:
Beginning at the northerly corner of Lot 2 of said Block 1; thence South 39 degrees 34 minutes 00 seconds East, assumed bearing, along the northeasterly line of said Lot 2, a distance of 171.14 feet, to the easterly corner of said Lot 2; thence North 48 degrees 43 minutes 40 seconds East a distance of 24.50 feet; thence North 39 degrees 34 minutes 00 seconds West a distance of 171.14 feet; thence South 48 degrees 43 minutes 40 seconds West a distance of 24.50 feet, to the point of beginning.

2) The Southeasterly fifteen (15) feet of Lot One (1), Block One (1), Wilke-Miller- Buesing First Addition to the City of Marshall, according to the recorded plat thereof
and
That part of the Northeast Quarter of the Southeast Quarter of Section 9, Township 111 North, Range 41 West, City of Marshall, Lyon County, Minnesota, described as follow:
Commencing at the East quarter corner of said Section 9; thence South 00 degrees 29 minutes 39 seconds East an assumed bearing, on the east line of said Southeast Quarter, a distance of 334.98 feet to the southeasterly right of way line of Minnesota Trunk Highway No. 23, as per Commissioner Order No. 46677 and also being the point of beginning; thence continuing South 00 degrees 29 minutes 39 seconds East on said east line, a distance of 31.30 feet to the northeasterly line of Lot 1, Block 1, Wilke-Miller-Buesing First Addition, according to the recorded plat thereof; thence North 40 degrees 16 minutes 02 seconds West on said northeasterly line, a distance of 23.48 feet to said southeasterly right of way line; thence North 48 degrees 04 minutes 28 seconds East, on said southeasterly right of way line, a distance of 20.03 feet to the point of beginning.
and

All that part of the South Half of the South Half of the Northwest Quarter and all that part of the Southwest Quarter, all in Section 10, Township 111, Range 41, Lyon County, Minnesota, lying Northeasterly of the Northeasterly right of way line of the Chicago and Northwestern Railway Company, Southwesterly of the Southwesterly right of way line of Highway No. 59 and Southeasterly of the Southeasterly right of way line of State Highway No. 23, except that part of said Southwest Quarter lying South of a line described as commencing at the intersection of the Westerly right of way line of U.S. Highway No. 59 and the Northeasterly right of way line of the Chicago and Northwestern Railway Company, thence North, along said Highway right of way line, a distance of 345.00 feet to the beginning of the line to be described; thence West, to the intersection with said railroad right of way line, and said line there terminating.

except Lot 1, Block 1, Lyon County Co-op Addition AND all of Lyon County Co-op First Addition
Also Except:
Commencing at the northwest corner of said Southwest Quarter; thence South 00 degrees 09 minutes 18 seconds East, assumed bearing, along the west line of said Southwest Quarter, a distance of 366.92 feet to the northeasterly right of way line of the former Chicago and Northwestern Railroad; thence South 39 degrees 56 minutes 00 seconds East, along said northeasterly right of way line, a distance of 1040.00 feet; thence North 47 degrees 32 minutes 10 seconds East, along the south line of a conservation easement recorded in Book 241 of Deeds, Page 285 in the office of the County Recorder in and for said Lyon County, a distance of 214.92 feet to the southerly corner of a tract of land recorded in Book 167 of Deeds, Page 109 in the office of said County Recorder; thence North 37 degrees 27 minutes 38 seconds West, along the southwesterly line of said tract, a distance of 250.00 feet, to the westerly corner of said tract; thence North 52 degrees 32 minutes 22 seconds East, along the northwesterly line of said tract, a distance of 107.44 feet, to the point of beginning; thence continuing North 52 degrees 32 minutes 22 seconds East a distance of 252.33 feet; thence North 32 degrees 27 minutes 53 seconds West a distance of 46.31 feet; thence North 73 degrees 00 minutes 46 seconds West a distance of 153.53 feet; thence South 52 degrees 46 minutes 45 seconds West a distance of 149.00 feet, to a point on the northeasterly line of said conservation easement; thence South 31 degrees 26 minutes 46 seconds East, along said northeasterly line, a distance of 172.62 feet to the point of beginning.

Also Except
A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, Lake Marshall Township, Lyon County, Minnesota, being more particularly described as follows: Commencing at the west quarter corner of said section; thence South, assumed bearing, along the west line of said section, a distance of 445.11 feet to the centerline of the Chicago and Northwestern Railroad; thence South 39 degrees 45 minutes 45 seconds East, along said railroad centerline, a distance of 958.97 feet; thence North 52 degrees 42 minutes 37 seconds East a distance of 264.96 feet to the Point of Beginning of this description; thence continue North 52 degrees 42 minutes 37 seconds East a distance of 348.00 feet; thence North 37 degrees 17 minutes 23 seconds West a distance of 250.00 feet; thence South 52 degrees 42 minutes 37 seconds West a distance of 348.00 feet; thence South 37 degrees 17 minutes 23 seconds East a distance of 250.00 feet to the point of beginning.

All that part of the Southwest Quarter of Section 10, Township 111 North, Range 41 West, in Lyon County, Minnesota, being more particularly described as follows:
Beginning at the easterly most corner of Lot 1, Block 1 of Wilke-Miller-Buesing First Addition, as filed and recorded in the office of County Recorder, in and for said Lyon County, said corner being on the northeasterly right of way line of the former Chicago and Northwestern Railroad; thence South 40 degrees 16 minutes 02 seconds East, assumed bearing, along said northeasterly right of way line, a distance of 663.70 feet to a point on the northwesterly line of Lot 10, Block 1 of Lyon County Co-op First Addition, as filed and recorded in the office of said County Recorder; thence North 47 degrees 11 minutes 17 seconds East, along said northwesterly line, a distance of 30.00 feet to the northerly corner of said Lot 10; thence North 40 degrees 16 minutes 02 seconds West a distance of 663.70 feet; thence South 47 degrees 11 minutes 17 seconds West a distance of 30.00 feet to the point of beginning.

Have caused the described property to be surveyed and platted as: AG PLUS SWENSON ADDITION and do hereby dedicate to the public for public use the easements as created on this plat.

In witness whereof said Ag Plus Cooperative have hereunto set their hands this _____ day of _____, 2026.

SIGNED: Ag Plus Cooperative

Josh Hilbrandt, CEO

In witness whereof said Timmy R. Swenson, Trustee of the Timmy R. Swenson Trust Agreement dated August 10, 2001, and Donna O. Swenson, Trustee of the Donna O. Swenson Trust Agreement dated August 10, 2001 have hereunto set their hands this _____ day of _____, 2026.

Timmy R. Swenson, Trustee

Donna O. Swenson, Trustee

In witness whereof said James Swenson and Teah Swenson, husband and wife, have hereunto set their hands this _____ day of _____, 2026.

James Swenson

Teah Swenson

NOTARY
STATE OF MINNESOTA
COUNTY OF LYON

This instrument was acknowledged before me this _____ day of _____, 2026 by Josh Hilbrandt, CEO of Ag Plus Cooperative.

Printed Name: _____
Notary Public, MN.
My commission expires _____

NOTARY
STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 2026 by Timmy R. Swenson, Trustee of the Timmy R. Swenson Trust Agreement dated August 10, 2001, and Donna O. Swenson, Trustee of the Donna O. Swenson Trust Agreement dated August 10, 2001.

Printed Name: _____
Notary Public, MN.
My commission expires _____

NOTARY
STATE OF MINNESOTA
COUNTY OF _____

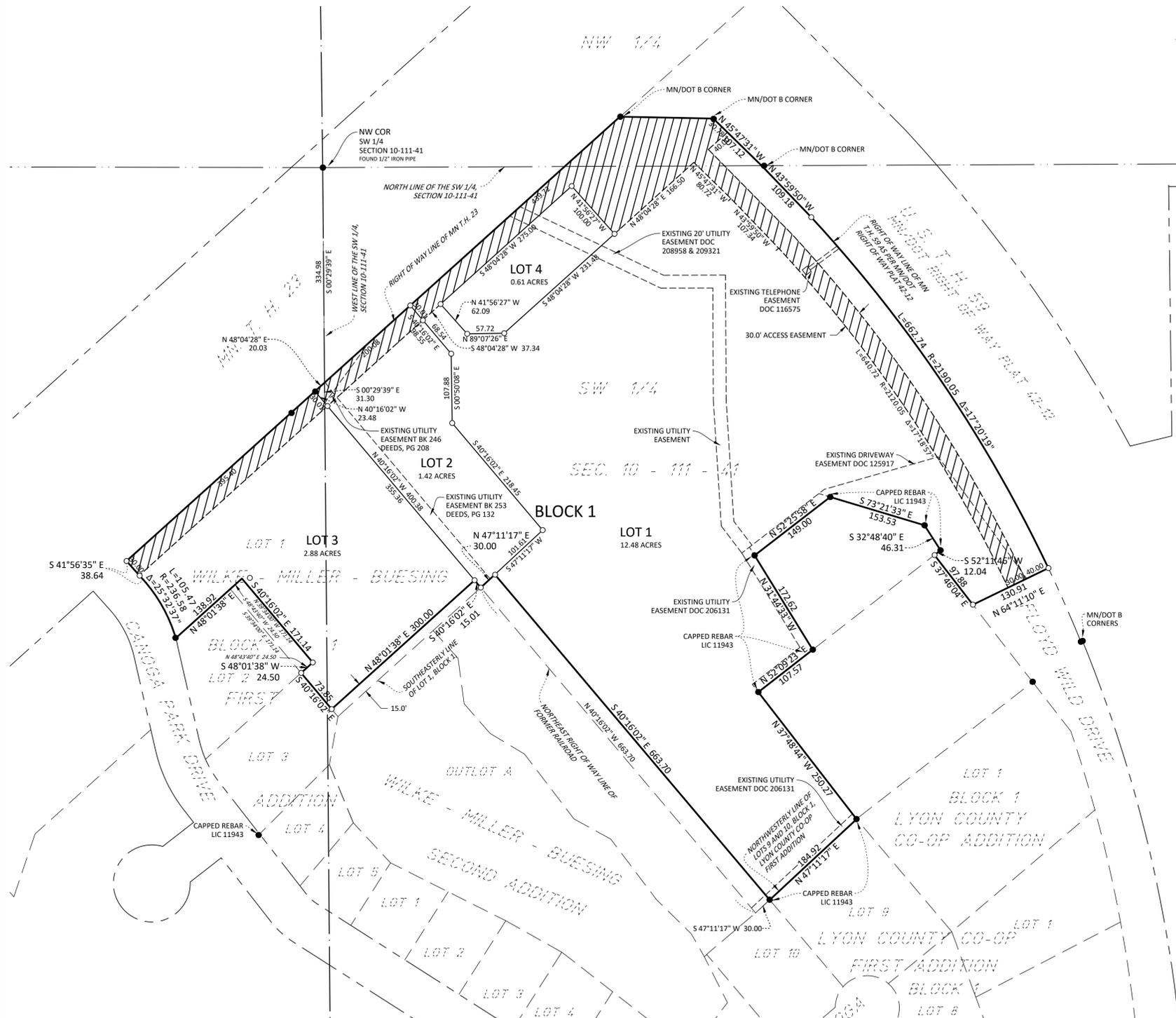
This instrument was acknowledged before me this _____ day of _____, 2026 by James Swenson and Teah Swenson, husband and wife.

Printed Name: _____
Notary Public, MN.
My commission expires _____

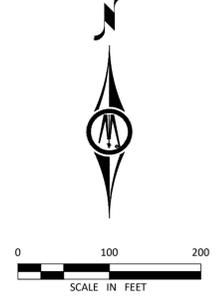
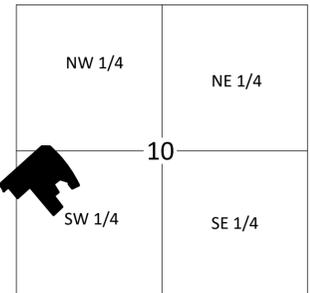
NOTARY
STATE OF MINNESOTA
COUNTY OF BROWN

This instrument was acknowledged before me this _____ day of _____, 2026 by Jesse D Zeig, Minnesota Surveyor License Number 44996.

Judy Lynn Johnson
Notary Public, MN.
My commission expires 1-31-2031



LOCATION MAP
NOT TO SCALE
10-111-41



LEGEND
○ 1/2" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
● MONUMENT FOUND

CITY COUNCIL APPROVAL
This plat of AG PLUS SWENSON ADDITION was approved and accepted by resolution at a meeting of the City Council of Marshall, Minnesota, held this _____ day of _____, 2026.

Mayor _____ City Clerk _____

OFFICE OF THE COUNTY AUDITOR/TREASURER, LYON COUNTY, MINNESOTA
I hereby certify that the tax for the current year and all previous years for the land described in the foregoing instrument and as shown on this plat have been paid in full.

Lyon County Auditor/Treasurer
OFFICE OF THE COUNTY RECORDER, LYON COUNTY, MINNESOTA
DOCUMENT NUMBER _____
I hereby certify that this instrument was filed in the office of the County Recorder for record on this _____ day of _____, 2026, at _____ o'clock _____ M.

Lyon County Recorder

SURVEYOR'S CERTIFICATE
I, Jesse D. Zeig, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subdivision 3, as of the date of the surveyor's certification are shown and labeled on this plat and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2025.

Jesse D. Zeig, Licensed Land Surveyor
Minnesota License No. 44996

OFFICE OF THE COUNTY REGISTRAR OF DEEDS, LYON COUNTY, MINNESOTA
DOCUMENT NUMBER _____
I hereby certify that this instrument was filed in the office of the County Registrar of Deeds, for record on this _____ day of _____, 2026, at _____ o'clock _____ M.

Lyon County Registrar of Deeds