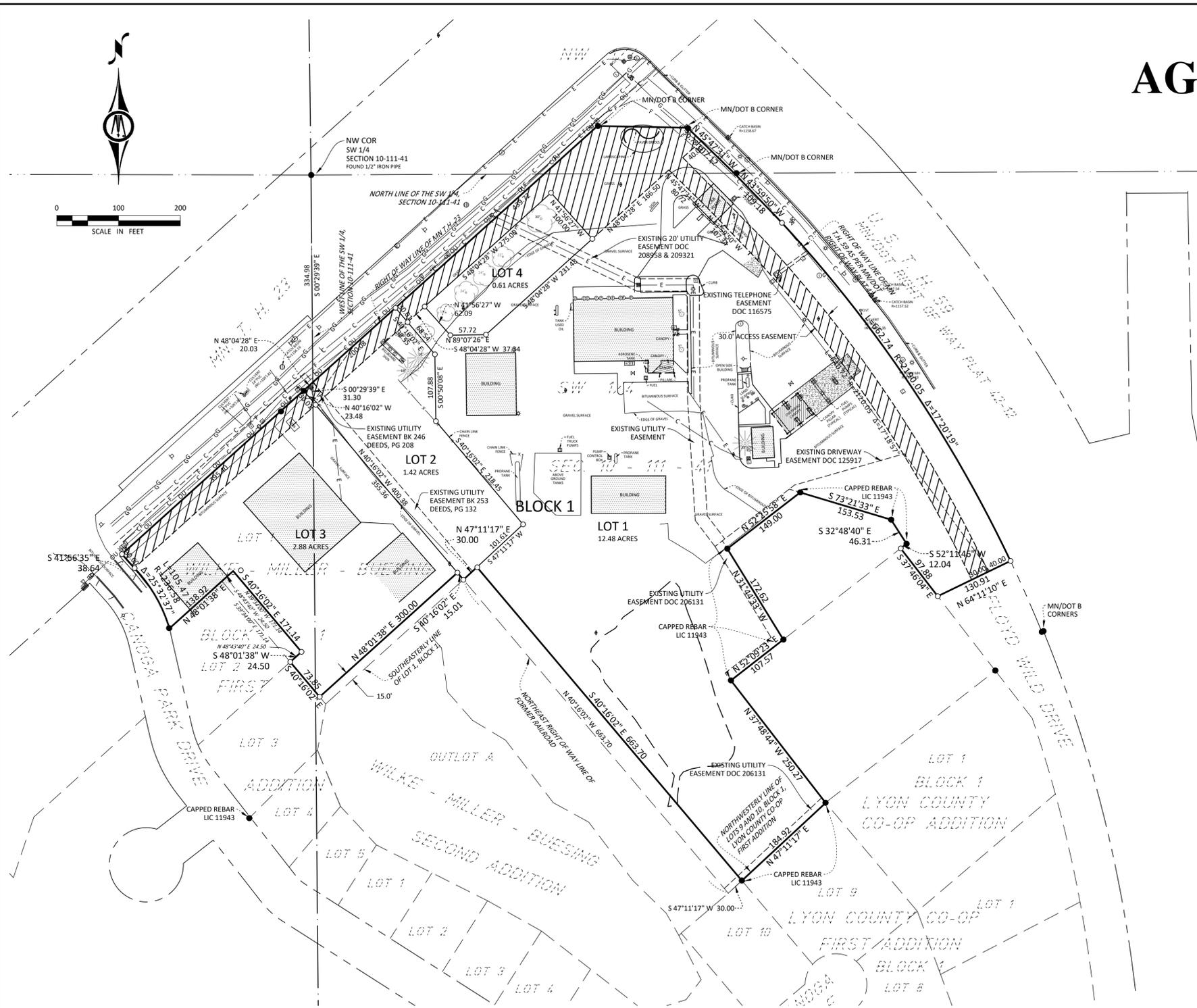
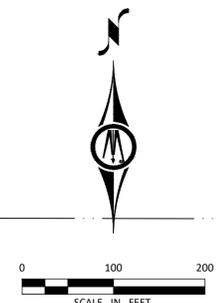
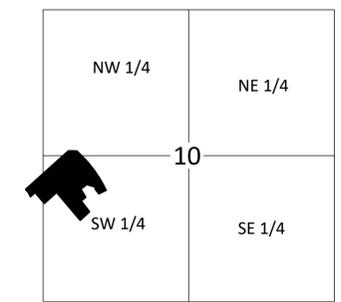


AG PLUS SWENSON ADDITION



LOCATION MAP
NOT TO SCALE
10-111-41



July 24th, 2024

LEGEND

○	3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996 MONUMENT FOUND	⊕	POST INDICATOR VALVE
⊕	BENCH MARK	⊕	SOIL BORING
⊕	AIR CONDITIONER	⊕	TRAFFIC SIGNAL POLE
⊕	ANCHOR	⊕	SIGN - NON TRAFFIC
⊕	CATCH BASIN	⊕	TRAFFIC SIGN
⊕	CONTROL POINT	⊕	SPRINKLER HEAD
⊕	CLEAN OUT	⊕	COMMUNICATION PEDESTAL
⊕	CURB STOP VALVE	⊕	UTILITY POLE
⊕	CULVERT	⊕	DECIDUOUS TREE
⊕	ELECTRIC PEDESTAL	⊕	CONIFEROUS TREE
⊕	ELECTRIC TRANSFORMER	⊕	BUSH
⊕	HANDICAPPED PARKING	⊕	VALVE
⊕	HAND HOLE	⊕	COMMUNICATION UNDERGROUND
⊕	HYDRANT	⊕	ELECTRIC UNDERGROUND
⊕	IRRIGATION VALVE BOX	⊕	FIBER UNDERGROUND
⊕	MAILBOX	⊕	GAS UNDERGROUND
⊕	MANHOLE-ELECTRIC	⊕	OVERHEAD UTILITY
⊕	MANHOLE-SANITARY	⊕	OVERHEAD COMMUNICATION
⊕	MANHOLE-STORM	⊕	OVERHEAD ELECTRIC
⊕	MANHOLE-UTILITY	⊕	WATER SYSTEM
⊕	MANHOLE-WATER	⊕	STORM SEWER
⊕	METER	⊕	SANITARY SEWER
		⊕	INTERMEDIATE CONTOURS
		⊕	INDEX CONTOURS

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.

Also Except

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.

Total Area 17.39 acres

The field survey on which this map is based was performed when snow was covering all or part of the subject property. There could be improvements on the site, or encroachments onto or from the site, observable under other conditions but hidden by snow on the date of this survey.

Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No.232932775). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

DEVELOPER
Josh Hilbrands
Ag Plus Cooperative
301 E 1st St.
Minneota, MN 56264

Surveyor/Engineer
Bolton & Menk Inc
1243 Cedar Street NE
Sleepy Eye, MN 56085

SURVEYOR'S CERTIFICATION

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.

Jesse D. Zeig 01/28/2026
Jesse D. Zeig Date
License Number 44996

ZONING

Primary Zoning: B-3, General Business

Height regulations. No building shall hereafter be erected or structurally altered to exceed 45 feet in height.

Front yard regulations- not less than 25 feet on a lot or plot that abuts a minor street or a marginal access service street. There shall be a front yard having a depth of 35 feet on a thoroughfare as shown on the adopted city thoroughfares plan, except that an 80-foot setback shall be required when the council determines that a service road is necessary. There shall be a front yard on each street side of a corner lot. No accessory buildings shall project beyond the front yard line on either street. No front yard shall be required in the downtown district. Side yard regulations.

There shall be a side yard on each side of a building, having a width of not less than ten feet. No building shall be located within 20 feet of any side lot line abutting a lot in any of the classes of residence districts. No side yard shall be required in the downtown district.

Rear yard regulations. There shall be a rear yard having a depth of not less than 25 percent of the lot depth or a maximum required rear yard of 25 feet. No building shall be located within 20 feet of any rear lot line abutting a lot in any of the classes of residence districts. No rear yard shall be required in the downtown district.

Lot coverage regulations. Not more than 50 percent of a lot shall be occupied by buildings in the B-3 district. No lot coverage restrictions apply in the downtown district

Parts of platted area are also zoned: I-1, Limited Industrial and I-2, General Industrial