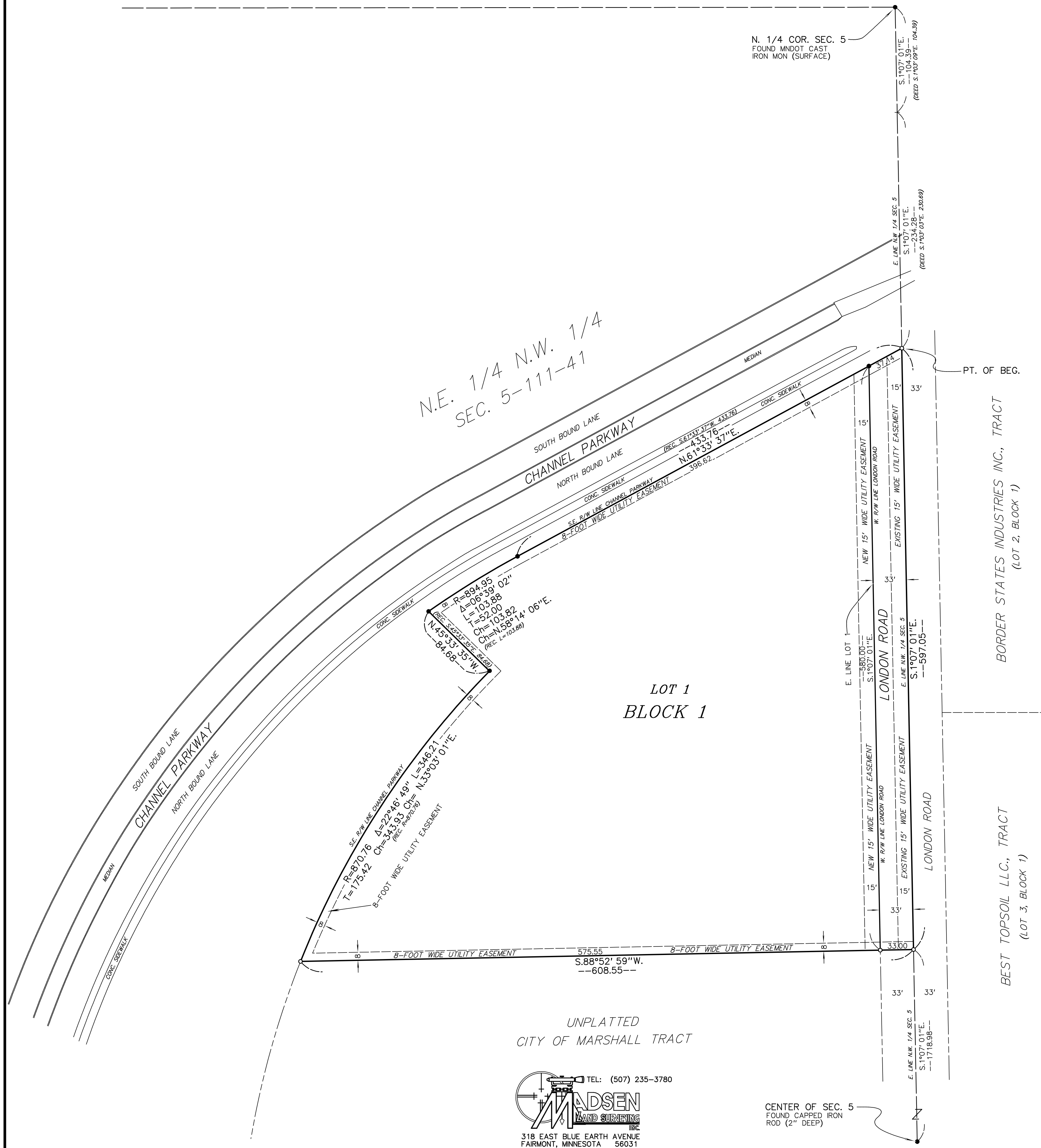


CHANNEL PARKWAY ADDITION

IN THE N.E. 1/4 OF THE N.W. 1/4, SEC. 5, T. 111 N., R. 41 W.,
CITY OF MARSHALL, LYON COUNTY, MINNESOTA



INSTRUMENT OF DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that the City of Marshall Housing and Redevelopment Authority, a Municipal Corporation, under the laws of the State of Minnesota, owner and proprietor of the following described property situated in City of Marshall, Lyon County, Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 111 North, Range 41 West, City of Marshall, Lyon County, Minnesota, described as follows:
Commencing at the North Quarter corner of said Section 5; thence on an assumed bearing of South 1 degree 07 minutes 01 seconds East, along the east line of said Northwest Quarter, a distance of 104.39 feet; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 234.28 feet to the point of beginning of the tract to be described; thence continuing South 1 degree 07 minutes 01 seconds East, along said east line, a distance of 597.05 feet to a survey monument; thence South 88 degrees 52 minutes 59 seconds West a distance of 608.55 feet to an iron monument located on the southeasterly right of way line of Channel Parkway; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 870.76 feet, a central angle of 22 degrees 46 minutes 49 seconds, a chord length of 343.93 feet, a chord bearing of North 33 degrees 03 minutes 01 seconds East, an arc distance of 346.21 feet to an iron monument; thence North 45 degrees 33 minutes 35 seconds West, along said southeasterly right of way line, a distance of 84.68 feet to an iron monument; thence northeasterly, along said southeasterly right of way line, along a non-tangential curve, concave to the southeast, having a radius of 894.95 feet, a central angle of 6 degrees 39 minutes 02 seconds, a chord length of 103.82 feet, a chord bearing of North 59 degrees 14 minutes 06 seconds East, an arc distance of 103.88 feet to an iron monument; thence North 61 degrees 33 minutes 37 seconds East, along said southeasterly right of way line, a distance of 433.76 feet to the point of beginning, containing 5.46 acres, subject to easements now of record in said county and state.

Has caused the same to be surveyed and platted as CHANNEL PARKWAY ADDITION and do hereby donate and dedicate to the public for public use forever the roadway and easements as shown on this plat.

In witness whereof said City of Marshall Housing and Redevelopment Authority, a Municipal Corporation, under the laws of the State of Minnesota, has caused these presents to be signed by its property officers this _____ day of _____, 2024.

Robert J. Byrnes, Chair Sharon Hanson, Executive Director

STATE OF MINNESOTA)
COUNTY OF _____)

The foregoing Instrument of Dedication was acknowledged before me this _____ day of _____, 2024, by Robert J. Byrnes, Chair, and Sharon Hanson, Executive Director on behalf of the City of Marshall Housing and Redevelopment Authority, a Municipal Corporation, under the laws of the State of Minnesota.

Notary Public, _____ County, Minn.
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Ben Madsen, 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 set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2024

Ben Madsen, Land Surveyor
Minnesota License No. 50875

STATE OF MINNESOTA)
COUNTY OF MARTIN)

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 2024, by Ben Madsen, Land Surveyor.

Notary Public, Martin County, Minnesota
My Commission Expires _____

APPROVALS

CITY COUNCIL

This plat of CHANNEL PARKWAY ADDITION was approved and accepted, by resolution, at a meeting of the City Council of Marshall, Minnesota, held this _____ day of _____, 2024.

Mayor _____ City Clerk _____

OFFICE OF THE LYON COUNTY AUDITOR/TREASURER

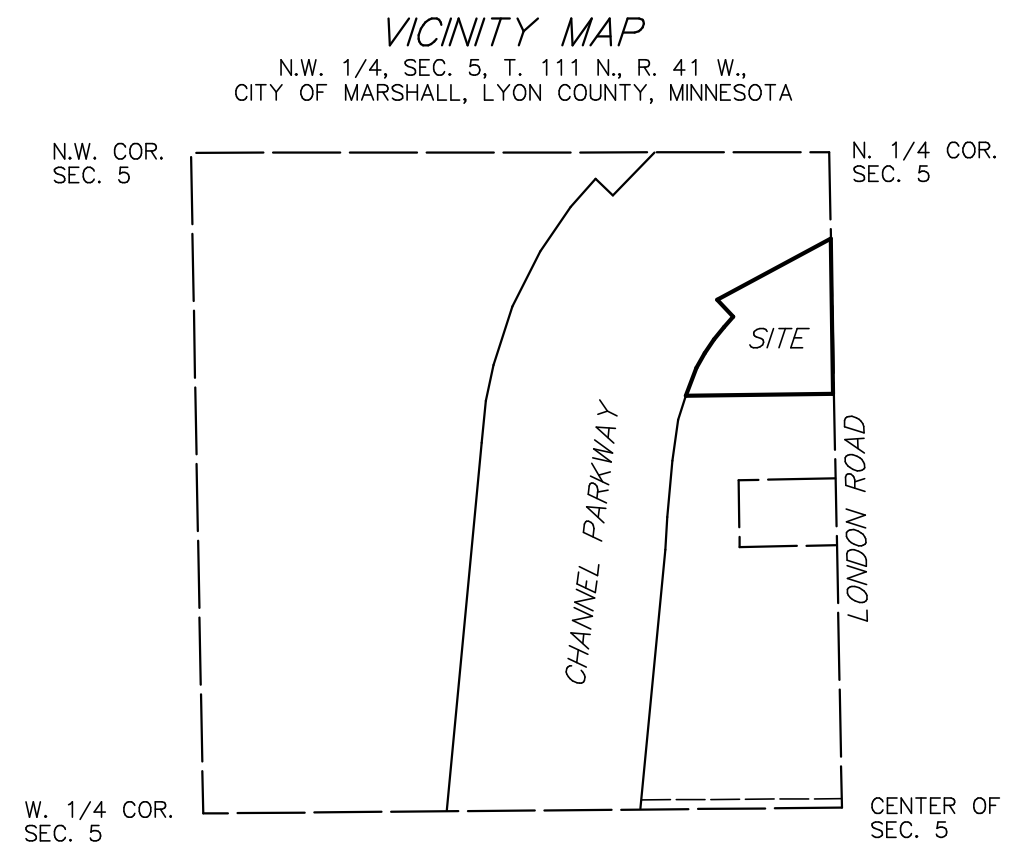
I hereby certify that the tax for the year 20____ on the land described in the foregoing instrument and as shown on the annexed plat has been paid in full.

Auditor/Treasurer, Lyon County _____

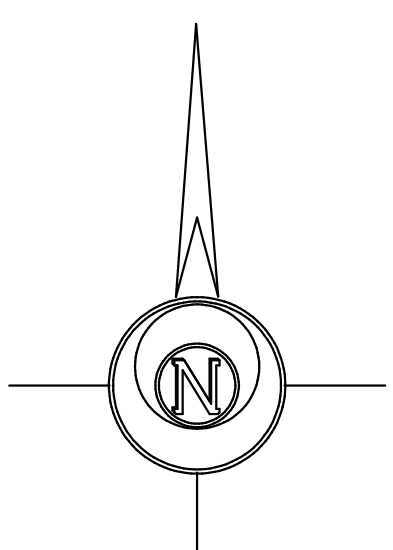
OFFICE OF THE LYON COUNTY RECORDER

I hereby certify that this instrument was filed and microfilmed in this office for record on the _____ day of _____, 2024, at _____ o'clock _____ m., and was duly recorded as document number _____ Envelope number _____

Recorder, Lyon County _____



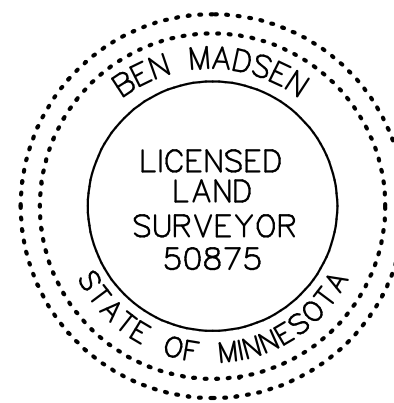
BORDER STATES INDUSTRIES INC., TRACT (LOT 2, BLOCK 1)
BEST TOPSOIL LLC., TRACT (LOT 3, BLOCK 1)
MCLAUGHLIN INDUSTRIAL PARK II 2ND ADD.



SCALE IN FEET
0 30 60 120

• DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEYS.
○ DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE LYON COUNTY COORDINATE SYSTEM, NAD83 2011 ADJUSTMENT.



TEL: (507) 235-3780
BEN MADSEN
LAND SURVEYING
318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031