

EXHIBIT 1

THAT PART OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW 1/4 OF NW 1/4) OF SECTION ONE (1), TOWNSHIP FIFTY (50) NORTH, RANGE FOURTEEN (14) WEST OF THE FOURTH PRINCIPAL MERIDIAN LYING (i) NORTHERLY OF A LINE 33.00 FEET SOUTHERLY OF, AND PARALLEL WITH, LINE "A" TO BE DESCRIBED, (ii) EASTERLY OF A LINE 33.00 FEET EASTERLY OF, AND PARALLEL WITH, LINE "B" TO BE DESCRIBED, AND (iii) SOUTHERLY AND WESTERLY OF LINE "C" TO BE DESCRIBED.

LINE "A"

BEGINNING AT A POINT ON THE EAST AND WEST QUARTER LINE OF SAID SECTION 1 DISTANT 503.04 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE AT A DEFLECTION OF 41 DEGREES 19 MINUTES 30 SECONDS TO THE NORTH, A DISTANCE OF 527.20 FEET TO A POINT; THENCE AT A DEFLECTION OF 29 DEGREES 28 MINUTES 50 SECONDS TO THE RIGHT A DISTANCE OF 413.60 FEET TO A POINT ON THE EAST LINE OF SAID SW 1/4 OF NW 1/4, 433.0 FEET NORTH OF THE SE CORNER OF SAID SW 1/4 OF NW 1/4.

LINE "B"

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, DISTANT 503.77 FEET SOUTH 89 DEGREES 33 MINUTES EAST OF THE SOUTHWEST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE NORTH 13 DEGREES 37 MINUTES EAST, A DISTANCE OF 585.00 FEET AND SAID LINE THERE TERMINATING.

LINE "C"

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SW 1/4 OF NW 1/4, DISTANT 503.77 FEET SOUTH 89 DEGREES 33 MINUTES EAST OF THE SOUTHWEST CORNER OF SAID SW 1/4 OF NW 1/4; THENCE NORTH 13 DEGREES 37 MINUTES EAST, A DISTANCE OF 585.00 FEET TO THE POINT OF BEGINNING OF LINE "C"; THENCE SOUTH 76 DEGREES 23 MINUTES 00 SECONDS EAST, A DISTANCE OF 354.10 FEET; THENCE SOUTH 11 DEGREES 23 MINUTES 40 SECONDS EAST, A DISTANCE OF 153.83 FEET TO A POINT ON A LINE 33.00 FEET SOUTHERLY OF, AND PARALLEL WITH THE AFOREMENTIONED LINE "A" AND SAID LINE THERE TERMINATING.

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.

Paul A. Vogel

Signed



Date 10/16/2025

License No. 44075