

Exhibit A

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across those parts of the Southeast Quarter of the Northeast Quarter and the East Half of the Southwest Quarter of the Northeast Quarter, Section 23, Township 135 North, Range 33 West of the Fifth Principal Meridian, Wadena County, Minnesota, being 16.5 feet on each side of the following described centerline:

Commencing at the East Quarter Corner of said Section 23; thence North 62 degrees 45 minutes 23 seconds West (assuming a line between the Northeast Corner of said Section 23 and said East Quarter Corner bears South 00 degrees 42 minutes 35 seconds East) a distance of 336.92 feet to the point of beginning of the centerline to be herein described;

thence South 09 Degrees 40 Minutes 44 Seconds West for 69.47 feet  
thence South 33 Degrees 40 Minutes 45 Seconds West for 52.95 feet;  
thence South 73 Degrees 27 Minutes 12 Seconds West for 60.79 feet;  
thence North 88 Degrees 46 Minutes 16 Seconds West for 744.81 feet;  
thence South 87 Degrees 06 Minutes 39 Seconds West for 283.67 feet,

more or less, to the south line of said East Half of the Southwest Quarter of the Northeast Quarter and said described centerline there terminating. The sidelines of said easement shall be prolonged or shortened to meet and terminate at said south line of said East Half of the Southwest Quarter of the Northeast Quarter.

Subject to Cottingham Dr right-of-way.

# ROADWAY EASEMENT



Not to scale

A 33.00 foot wide easement for ingress, egress, and utility purposes over, under, and across the Southeast Quarter of the Northeast Quarter and the east half of the Southwest Quarter of the Northeast Quarter, Section 23, Township 135 North, Range 33 West of the Fifth Principal Meridian, Wadena County, Minnesota.

