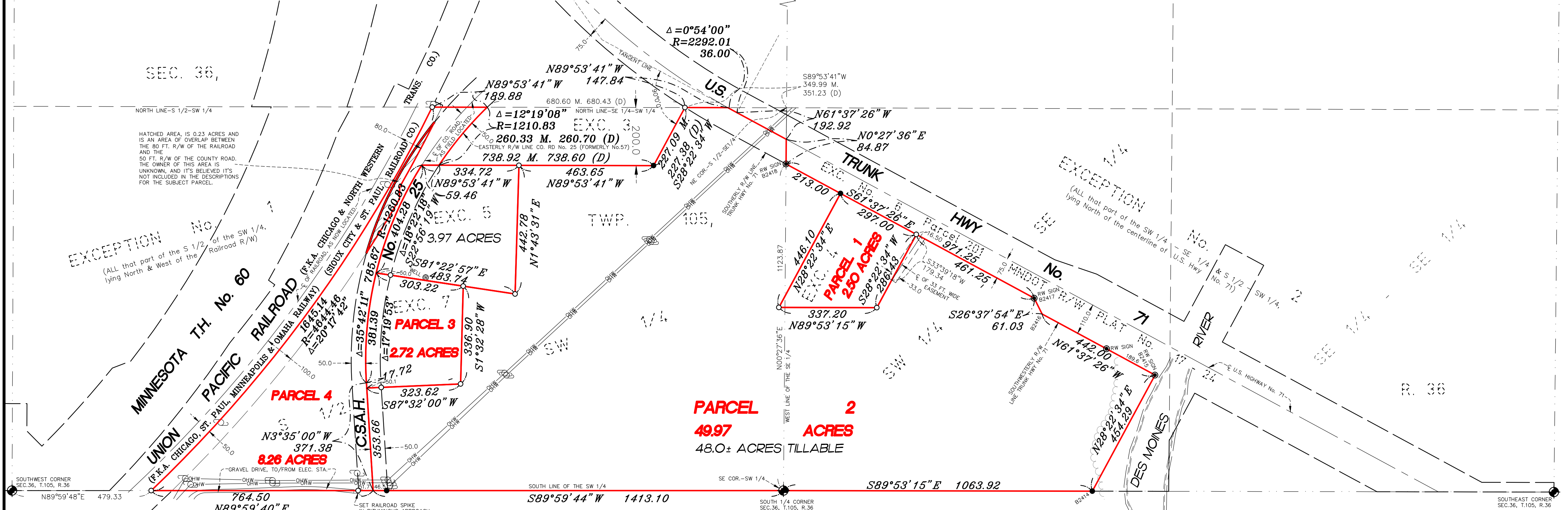
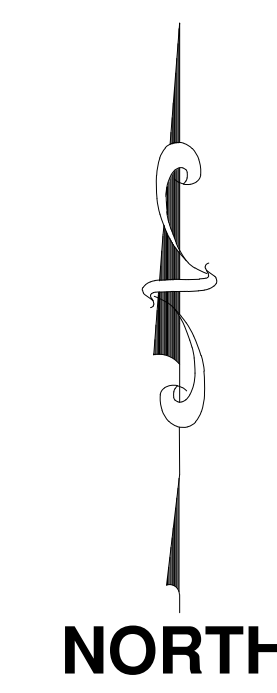
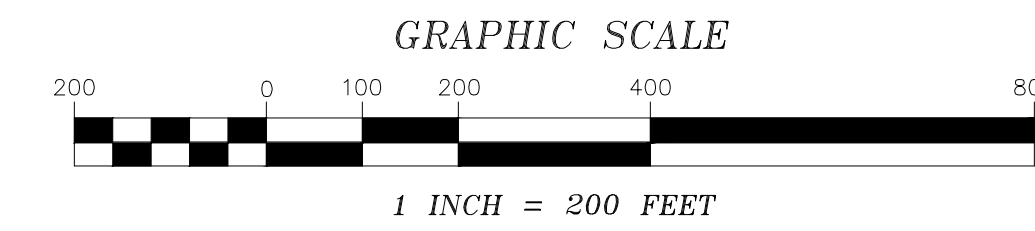


BOUNDARY SURVEY

~for~ Frantsen Estate & Henslin Auctions, Inc.

~Part of~ The S 1/2 of the SW 1/4 & the SW 1/4 of the SE 1/4,
Sec.36, T.105, R.36, Great Bend Twp., Cottonwood County, MN.



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED #S 45356 & 52705
- ⊕ DENOTES COTTONWOOD COUNTY SECTION CORNER
- ⊙ DENOTES GUY WIRE
- ⊕ DENOTES POWER POLE
- M DENOTES MEASURED DISTANCE OR BEARING
- (D) DENOTES DISTANCE OR BEARING PER RECORD DEED
- DENOTES TREE LINE
- OHW— DENOTES OVERHEAD WIRE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 14JAN19.
- Bearings shown are based upon the Cottonwood County Coordinate System NAD 83 (96 ADJ.).
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- This survey was prepared based on the descriptions, as provided.
- This survey does not purport to show improvements or encroachments, except as shown.

PARCEL 1 DESCRIPTION

Part of the South Half of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at a point labeled as B2418 on the MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NO. 17-24, according to the record plat thereof; thence South 61 degrees 37 minutes 26 seconds East, along the southwesterly line of Trunk Highway No. 71, as shown on said plat 213.00 feet, to the point of beginning; thence continuing South 61 degrees 37 minutes 26 seconds East, along the southwesterly line 297.00 feet; thence South 28 degrees 22 minutes 34 seconds West 286.43 feet; thence North 89 degrees 53 minutes 15 seconds West 337.20 feet; thence North 28 degrees 22 minutes 34 seconds East 446.10 feet to the point of beginning.

Along with and subject to a 33 foot wide easement for ingress and egress, over, under and across part of the South Half of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, centerline of said easement described as follows:

Commencing at a point labeled as B2418 on the MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NO. 17-24, according to the record plat thereof; thence South 61 degrees 37 minutes 26 seconds East, along the southwesterly line of Trunk Highway No. 71, as shown on said plat 526.50 feet to the point of beginning of said centerline to be described; thence South 33 degrees 39 minutes 18 seconds West 179.34 feet and said centerline there terminating. The sidelines of said easement to be prolonged or shortened to terminate on the said southwesterly line of Trunk Highway No. 71.

Also, subject to and together with any and all easements of record.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

KURT D. NELSON
Date: 21JAN19 License No. 45356

DRAWN BY: KDN	JOB NO: 18.91485	DATE: 01/21/19	
CHECK BY: SNN	SCANNED <input type="checkbox"/>		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

PARCEL 2 DESCRIPTION

The Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and the South Half of the Southwest Quarter (S ½ SW ¼) in Section 36, Township 105 North, Range 36 West of the Fifth Principal Meridian in Cottonwood County Minnesota, **Excepting therefrom the following 7 tracts:**

EXCEPTION NO. 1: All that part of the South Half of the Southwest Quarter (S ½ SW ¼) of said Section 36, lying westerly of the following described line:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25 (formerly known as Cottonwood County Road No. 57), as now located and the point of beginning of the line to be described; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 371.38 feet; thence northerly and northeasterly 785.67 feet along said centerline and along a tangential curve concave to the southeast having a radius of 1260.83 feet and a central angle of 35 degrees 42 minutes 11 seconds to a line parallel with and 200 feet south of the north line of said South Half of the Southwest Quarter; thence South 89 degrees 53 minutes 41 seconds East, along the last described line 59.46 feet to the easterly right-of-way line of said County Road No. 25 (formerly known as Cottonwood County Road No. 57); thence northeasterly, along said easterly right-of-way line 260.33 feet more or less to a point on the north line of said South Half of the Southwest Quarter; said point distant 1031.66 feet from the northeast corner of said South Half of the Southwest Quarter, as measured along said north line of the South Half of the Southwest Quarter and said line there terminating.

EXCEPTION NO. 2: All that part of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and South Half of the Southwest Quarter (S ½ SW ¼) of said Section 36, which lies North of the centerline of United States Highway Number 71 as now constructed and laid out.

EXCEPTION NO. 3: Part of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section 36, Township 105 North, Range 36 West, described as follows:

Beginning at a point on the North line of said SE ¼ of the SW ¼ of said Section 36, said point being on the southerly right-of-way line of Trunk Highway No. 71, a distance of 351.23 feet West of the northeast corner of said SE ¼ of the SW ¼ of said Section 36; thence on a line perpendicular to the tangent line of a 02°30' centerline curve (DFF angle 25°58') on a line parallel with and 200 feet South of the North line of said SE ¼ of the SW ¼ of said Section 36, a distance of 738.60 feet to the easterly right-of-way line of County Road No. 57 (now County Road No. 25); thence northeasterly on and along the right-of-way line of said County Road, a distance of 260.70 feet to the North line of said SE ¼ of the SW ¼ of said Section 36; thence East on and along said North line a distance of 680.43 feet to the point of beginning, containing 3.28 acres more or less.

EXCEPTION NO. 4: Part of the South Half of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at a point labeled as B2418 on the MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NO. 17-24, according to the record plat thereof; thence South 61 degrees 37 minutes 26 seconds East, along the southwesterly line of Trunk Highway No. 71, as shown on said plat 213.00 feet, to the point of beginning; thence continuing South 61 degrees 37 minutes 26 seconds East, along said southwesterly line 297.00 feet; thence South 28 degrees 22 minutes 34 seconds West 286.43 feet; thence North 89 degrees 53 minutes 15 seconds West 337.20 feet; thence North 28 degrees 22 minutes 34 seconds East 446.10 feet to the point of beginning.

EXCEPTION NO. 5: Part of the South Half of the Southwest Quarter of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25, as now located; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 371.38 feet; thence northerly, along said centerline 381.39 feet, along a tangential curve concave to the east having a radius of 1260.83 feet and a central angle of 17 degrees 19 minutes 53 seconds to the point of beginning; thence North 81 degrees 22 minutes 57 seconds East, not tangent to the last described curve 483.74 feet; thence North 01 degrees 43 minutes 31 seconds East 442.78 feet to a line parallel with and 200 feet south of the north line of said South Half of the Southwest Quarter; thence North 89 degrees 53 minutes 41 seconds East, along the last described line 334.72 feet to the centerline of said County Road No. 25; thence southwesterly 404.28 feet, along said centerline and along a non-tangential curve concave to the southeast, said curve has a radius of 1260.83, a central angle of 18 degrees 22 minutes 18 seconds and the chord of said curve bears South 22 degrees 56 minutes 19 seconds West, to the point of beginning.

EXCEPTION NO. 6: That part of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 36, Township 105 North, Range 36 West of the 5th P.M. in Cottonwood County, Minnesota shown as Parcel 201 on Minnesota Department of Transportation Right of Way Plat Numbered 17-24, as the same is on file and of record in the office of the County Recorder in and for Cottonwood County, Minnesota.

EXCEPTION NO. 7: Part of the South Half of the Southwest Quarter of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25, as now located; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 353.66 feet to the point of beginning of the tract to be described; thence continuing North 03 degrees 35 minutes 00 seconds West, along said centerline 17.72 feet; thence northerly, along said centerline 381.39 feet, along a tangential curve concave to the east having a radius of 1260.83 feet and a central angle of 17 degrees 19 minutes 53 seconds; thence South 81 degrees 22 minutes 57 seconds East, not tangent to the last described curve 303.22 feet; thence South 01 degrees 32 minutes 28 seconds West 336.90 feet; thence North 87 degrees 32 minutes 00 seconds West 323.62 feet to the point of beginning.

Along with and subject to a 33 foot wide easement for ingress and egress, over, under and across part of the South Half of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, centerline of said easement described as follows:

Commencing at a point labeled as B2418 on the MINNESOTA DEPARTMENT OF TRANSPORTATION PLAT NO. 17-24, according to the record plat thereof; thence South 61 degrees 37 minutes 26 seconds East, along the southwesterly line of Trunk Highway No. 71, as shown on said plat 526.50 feet to the point of beginning of said centerline to be described; thence South 33 degrees 39 minutes 18 seconds West 179.34 feet and said centerline there terminating. The sidelines of said easement to be prolonged or shortened to terminate on the said southwesterly line of Trunk Highway No. 71.

Also, subject to and together with any and all easements of record.

PARCEL 3 DESCRIPTION

Part of the South Half of the Southwest Quarter of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25, as now located; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 353.66 feet to the point of beginning of the tract to be described; thence continuing North 03 degrees 35 minutes 00 seconds West, along said centerline 17.72 feet; thence northerly, along said centerline 381.39 feet, along a tangential curve concave to the east having a radius of 1260.83 feet and a central angle of 17 degrees 19 minutes 53 seconds; thence South 81 degrees 22 minutes 57 seconds East, not tangent to the last described curve 303.22 feet; thence South 01 degrees 32 minutes 28 seconds West 336.90 feet; thence South 87 degrees 32 minutes 00 seconds West 323.62 feet to the point of beginning.

Subject to and together with any and all easements of record.

PARCEL 4 DESCRIPTION

Part of the South Half of the Southwest Quarter of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, lying westerly of the following described line:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25 (formerly known as Cottonwood County Road No. 57) as now located and the point of beginning of said line A, to be described; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 371.38 feet; thence northerly and northeasterly 785.67 feet along said centerline and along a tangential curve concave to the southeast having a radius of 1260.83 feet and a central angle of 35 degrees 42 minutes 11 seconds to a line parallel with and 200 feet south of the north line of said South Half of the Southwest Quarter; thence South 89 degrees 53 minutes 41 seconds East, along the last described line 59.46 feet to the easterly right-of-way line of said County Road No. 25 (formerly known as Cottonwood County Road No. 57); thence northeasterly, along said easterly right-of-way line 260.33 feet more or less to a point on the north line of said South Half of the Southwest Quarter; said point distant 1031.66 feet from the northeast corner of said South Half of the Southwest Quarter, as measured along said north line of the South Half of the Southwest Quarter and said line there terminating.

EXCEPTION NO. 1: All that part of said South Half of the Southwest Quarter, which lies North and West of the railroad right of way as said railroad right of way was originally located over and across said South Half of the Southwest Quarter.

ALSO (Tax Parcel ID No. 08-036-0500)

That part of the South Half of the Southwest Quarter (S ½ of the SW ¼) of Section 36, Township 105 North, Range 36 West of the 5th P.M. in Cottonwood County, Minnesota lying Southeasterly of a line parallel with and distant 50 feet Southeasterly, measured radially, from the center line of the main track of the Union Pacific Railroad (formerly the Chicago and North Western Transportation Company, and the Chicago, Saint Paul, Minneapolis & Omaha Railway Company, and the Sioux City and St. Paul Railroad Company), as said main track is now located, and lying Northwesterly of the following described line:

Beginning at a point on the South line of said Section 36, distant 100 feet Southeasterly, measured radially, from the center line of the main track of the Sioux City and St. Paul Rail Road Company (later the Chicago, St. Paul, Minneapolis and Omaha Railway Company, and the Chicago and North Western Transportation Company and not the Union Pacific Railroad), as said main track center line was originally located and established across said Section 36; thence Northeasterly parallel with said original main track center line to a point on the Northwesterly line of Cottonwood County Road No. 57 (now County Road No. 25); thence Northeasterly along said Northwesterly line to a point distant 80 feet Southeasterly, measured radially, from said original main track center line thence Northeasterly parallel with said original main track center line to a point on the North line of said S ½ of the SW ¼ of Section 36, and there terminating.

Subject to and together with any and all easements of record.

REVISED DESCRIPTION FOR EXCEPTION NO. 5

Part of the South Half of the Southwest Quarter of Section 36, Township 105, Range 36, Cottonwood County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence on an assumed bearing of South 89 degrees 59 minutes 44 seconds West, along the south line of said Southwest Quarter 1413.10 feet to the centerline of Cottonwood County Road No. 25, as now located; thence North 03 degrees 35 minutes 00 seconds West, along said centerline 371.38 feet; thence northerly, along said centerline 381.39 feet, along a tangential curve concave to the east having a radius of 1260.83 feet and a central angle of 17 degrees 19 minutes 53 seconds to the point of beginning; thence South 81 degrees 22 minutes 57 seconds East, not tangent to the last described curve 483.74 feet; thence North 01 degrees 43 minutes 31 seconds East 442.78 feet to a line parallel with and 200 feet south of the north line of said South Half of the Southwest Quarter; thence North 89 degrees 53 minutes 41 seconds West, along the last described line 334.72 feet to the centerline of said County Road No. 25; thence southwesterly 404.28 feet, along said centerline and along a non-tangential curve concave to the southeast, said curve has a radius of 1260.83, a central angle of 18 degrees 22 minutes 18 seconds and the chord of said curve bears South 22 degrees 56 minutes 19 seconds West, to the point of beginning.

Subject to and together with any and all easements of record.

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