

BOUNDARY SURVEY

~for~ Ross Peterson & Henslin Auctions, Inc.

~Part of~ Sections 14 & 23, T.119, R.36, St. Johns Twp., Kandiyohi Co., MN

ORIENTATION

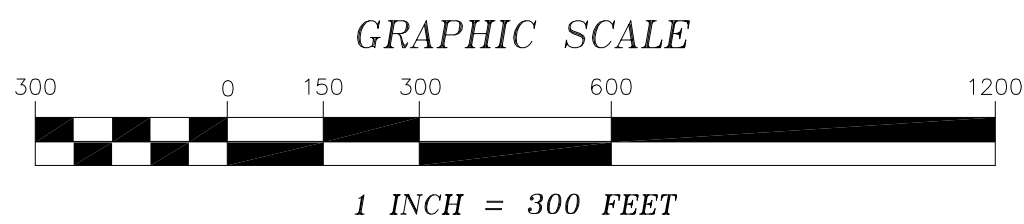
THE MEASURED BEARING SYSTEM IS
BASED ON THE KANDIYOHI COUNTY
COORDINATE SYSTEM NAD 83 (96 ADJ.).

GEODETTIC REFERENCE STATION

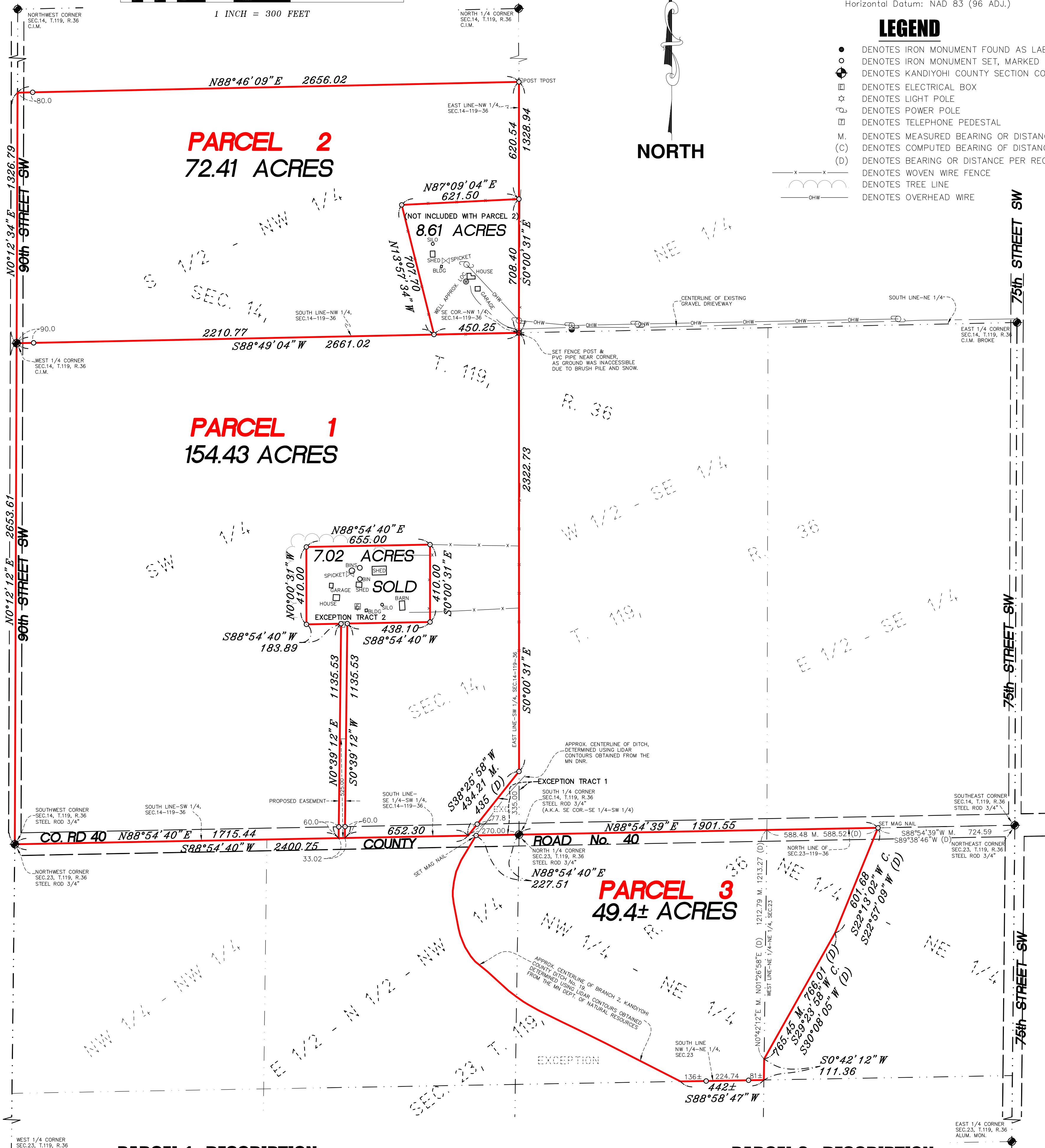
GSID Station # 100478
Mn/DOT Name: SAINT
Monument Type: Aluminum Alloy Rod
NORTHING: 179931.276
EASTING: 393857.440
Horizontal Datum: NAD 83 (96 ADJ.)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED #S 45356 & 52705
- ◆ DENOTES KANDIYOHI COUNTY SECTION CORNER MONUMENT
- DENOTES ELECTRICAL BOX
- ☆ DENOTES LIGHT POLE
- ⊙ DENOTES POWER POLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- M. DENOTES MEASURED BEARING OR DISTANCE
- (C) DENOTES COMPUTED BEARING OF DISTANCE
- (D) DENOTES BEARING OR DISTANCE PER RECORD DEED
- x—x— DENOTES WOVEN WIRE FENCE
- x—x— DENOTES TREE LINE
- x—x— DENOTES OVERHEAD WIRE



NORTH



PARCEL 1 - DESCRIPTION

The Southwest Quarter of Section 14, Township 119, Range 36, Kandiyohi County, excepting therefrom the two following described tracts:

Exception Tract 1: Commencing at the Southeast corner of the SE1/4 of said SW1/4, thence running North along the East line of said SE1/4 of SW1/4 a distance of approximately 335 feet to a point across the public ditch, thence in a Southwesterly direction along and parallel the Northwest side of said ditch a distance of 435 feet to a point on the South line of said SE1/4 of SW1/4, thence East along said South line a distance of 270 feet to the place of beginning.

Exception Tract 2: Commencing at the southwest corner of said Section 14; thence on an assumed bearing of North 88 degrees 54 minutes 40 seconds East, along the south line of said Southwest Quarter 1715.44 feet to the point of beginning of the tract to be described; thence North 00 degrees 39 minutes 12 seconds East 1135.53 feet; thence South 88 degrees 54 minutes 40 seconds West 183.89 feet; thence North 00 degrees 00 minutes 31 seconds East 410.00 feet; thence South 88 degrees 54 minutes 40 seconds West 438.10 feet; thence South 00 degrees 39 minutes 12 seconds East 1135.35 feet to said south line; thence South 88 degrees 54 minutes 40 seconds West, along said south line 33.02 feet to the point of beginning.

Together with an easement over, under and across the south 525.00 feet of the exception Tract 2, described above. Subject to and together with any and all other easements of record.

SOLD 7.02 ACRE PARCEL IN SW 1/4, SEC.14, T.119, R.36 - DESCRIPTION

Part of Southwest Quarter of Section 14, Township 119, Range 36, Kandiyohi County, described as follows:

Commencing at the southwest corner of said Section 14; thence on an assumed bearing of North 88 degrees 54 minutes 40 seconds East, along the south line of said Southwest Quarter 1715.44 feet to the point of beginning of the tract to be described; thence North 00 degrees 39 minutes 12 seconds East 1135.53 feet; thence South 88 degrees 54 minutes 40 seconds West 183.89 feet; thence North 00 degrees 00 minutes 31 seconds East 410.00 feet; thence South 88 degrees 54 minutes 40 seconds West 438.10 feet; thence South 00 degrees 39 minutes 12 seconds East 1135.35 feet to said south line; thence South 88 degrees 54 minutes 40 seconds West, along said south line 33.02 feet to the point of beginning.

Subject to an easement over, under and across the south 525.00 feet thereof, also subject to and together with any and all other easements of record.

PARCEL 2 - DESCRIPTION

The South Half of the Northwest Quarter of Section 14, Township 119, Range 36, Kandiyohi County, excepting therefrom the following described tract:

Beginning at the southeast corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degrees 49 minutes 04 seconds West, along the south line of said Northwest Quarter 450.25 feet; thence North 13 degrees 57 minutes 34 seconds West 707.70 feet; thence North 87 degrees 09 minutes 04 seconds East 621.50 feet to the east line of said Northwest Quarter; thence South 00 degrees 00 minutes 31 seconds East, along said east line 708.40 feet to the point of beginning.

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

8.61 ACRE PARCEL IN S 1/2-NW 1/4, SEC.14, T.119, R.36 - DESCRIPTION

Part of the South Half of the Northwest Quarter of Section 14, Township 119, Range 36, Kandiyohi County, described as follows:

Beginning at the southeast corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degrees 49 minutes 04 seconds West, along the south line of said Northwest Quarter 450.25 feet; thence North 13 degrees 57 minutes 34 seconds West 707.70 feet; thence North 87 degrees 09 minutes 04 seconds East 621.50 feet to the east line of said Northwest Quarter; thence South 00 degrees 00 minutes 31 seconds East, along said east line 708.40 feet to the point of beginning.

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

DESCRIPTION OF RECORD - PARCEL 3

That part of the NE1/4 of the NE 1/4 of Section 23, Township 119, Range 36, described as follows: Commencing at the Northeast corner of said Section 23; thence on an assumed bearing of S 89°38'46" W, along the North line of said Section 23, a distance of 724.59 feet to the point of beginning of the tract herein described; thence on a bearing of S 22°57'09" W, 601.68 feet; thence S 30°08'05" W, 766.01 feet to its intersection with the West line of said NE1/4 of the NE1/4; thence on a bearing of N 1°26'58" E, along said last said line, 1213.27 feet to the said North line of Section 23; thence on a bearing of N 89°38'46" E, along said last said line, 588.52 feet to the point of beginning;

AND ALSO the NW1/4 of NE1/4 of Section 23, Township 119, Range 36 EXCEPTING THEREFROM that part of the NW1/4 of NE1/4 lying south of the center line of Branch 2 of Kandiyohi County Ditch No. 19;

AND ALSO all that part of the E1/2 of N1/2 of NW1/4 of Section 23, Township 119, Range 36 lying east of the center line of Branch No. 2 of Kandiyohi County Ditch No. 19.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 02/28/19.
- This survey was prepared without the benefit of title work. Additional easements, exceptions, 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.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

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: 4MAR19 License No. 45356

DRAWN BY: KDN	JOB NO: 19110BS	DATE: 03/04/19
CHECK BY: SNM	SCANNED <input type="checkbox"/>	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 5th Avenue SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025
www.egrud.com