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CLIENT NAME:
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PROJECT ADDRESS
Sec 28, Twp 125, Rng 49

DATE OF FIELD WORK: June 1, 2026	JOB NO: 2026075	HORIZONTAL DATUM: Traverse County NAD83 2011
DATE OF MAP: June 22, 2026	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

PROPOSED LEGAL DESCRIPTION FOR TRACT 1

The South 807.00 feet of the Southwest Quarter (SW1/4) of Section 28, Township 125 North, Range 49 West, Traverse County, Minnesota, lying easterly of the West 120.00 feet of the Southwest Quarter of the Southwest Quarter (SW1/4) of the SW1/4 of said Section 28.

Containing 46.74 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT 2

That part of the Southwest Quarter (SW1/4) of Section 28, Township 125 North, Range 49 West, Traverse County, Minnesota, described as follows: Commencing at the northeast corner of said SW1/4; thence on an assumed bearing of South 00 degrees 13 minutes 46 seconds West along the east line of said SW1/4, 1419.00 feet (86 rods); thence North 44 degrees 43 minutes 33 seconds West, 2008.34 feet to a point on the north line of said SW1/4 distant 1419.00 feet (86 rods) west of the northeast corner of said SW1/4, said point being the point of beginning of the tract herein described; thence return South 44 degrees 43 minutes 33 seconds East, 1263.87 feet; thence South 28 degrees 05 minutes 53 seconds West, 46.71 feet; thence North 47 degrees 55 minutes 31 seconds West, 1402.97 feet to the north line of said SW1/4; thence South 89 degrees 40 minutes 52 seconds East along last said line, 173.99 feet to the point of beginning.

Containing 2.51 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT 3

The Southwest Quarter (SW1/4) of Section Twenty-eight (28), in Township One Hundred Twenty-five (125) North, of Range Forty-nine (49) West of the Fifth Principal Meridian, excepting therefrom the West 120 Feet of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) of said Section 28, and excepting also that portion of the Northwest Quarter of the Southwest Quarter (NW1/4-SW1/4) of said Section 28 lying West of a line described as follows: Beginning at a point on the North line of said NW1/4-SW1/4, 170.0 Feet East of the Northwest corner thereof; thence South 15 Degrees 58 Minutes East 310.0 Feet; thence South 3 Degrees 45 Minutes East, 643.4 Feet; thence South 31 Degrees 40 Minutes West, 346.6 Feet; thence South 14 Degrees 25 Minutes West, 90.3 Feet, more or less, to a point on the South line of said NW1/4-SW1/4, 120.0 Feet East of the Southwest corner thereof, also excepting therefrom the tract of land described by metes and bounds as follows, to-wit: Commencing at a point along the East line of the SW1/4 of Section 28, Township 125, Range 49 a distance of 86 Rods South of the Northeast corner of said SW1/4 (said point being the point of beginning); thence North along the East line of said SW1/4 a distance of 86 Rods to the Northeast corner of said SW1/4; thence West along the North line of said SW1/4 a distance of 86 Rods; thence Southeasterly in a straight line to the point of beginning.

ALSO EXCEPT

The South 807.00 feet of the Southwest Quarter (SW1/4) of Section 28, Township 125 North, Range 49 West, Traverse County, Minnesota, lying easterly of the West 120.00 feet of the Southwest Quarter of the Southwest Quarter (SW1/4) of the SW1/4 of said Section 28.

ALSO EXCEPT

That part of the Southwest Quarter (SW1/4) of Section 28, Township 125 North, Range 49 West, Traverse County, Minnesota, described as follows: Commencing at the northeast corner of said SW1/4; thence on an assumed bearing of South 00 degrees 13 minutes 46 seconds West along the east line of said SW1/4, 1419.00 feet (86 rods); thence North 44 degrees 43 minutes 33 seconds West, 2008.34 feet to a point on the north line of said SW1/4 distant 1419.00 feet (86 rods) west of the northeast corner of said SW1/4, said point being the point of beginning of the tract herein described; thence return South 44 degrees 43 minutes 33 seconds East, 1263.87 feet; thence South 28 degrees 05 minutes 53 seconds West, 46.71 feet; thence North 47 degrees 55 minutes 31 seconds West, 1402.97 feet to the north line of said SW1/4; thence South 89 degrees 40 minutes 52 seconds East along last said line, 173.99 feet to the point of beginning.

Containing 77.08 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

Doug Huhn
Doug Huhn
Registration No. 43808 - In the State of Minnesota

Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
- 4: Tract T-8B of Book 59 of Mortgages, Page 343 was created in 1941. The description of said Tract does not mathematically close and fit the current Section breakdown. All of the corners of said Tract were found and were consisting of concrete monuments with aluminum caps on top. The boundary of said Tract shown on this survey is shown to the found monuments.