

Northstar
Surveying

(320)893-3710
310 East Depot Street
Litchfield, MN 55355
dough.northstar@gmail.com
paul.northstarsurveying@gmail.com

CLIENT NAME:
Bullock Trust

PROJECT ADDRESS
Sec 2, Twp 124, Rng 49
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024	JOB NO.: 2024127	HORIZONTAL DATUM: Big Stone County NAD83 2011
DATE OF MAP: July 24, 2024	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

LEGAL DESCRIPTION FOR TRACT A

Government Lot 1 and Government Lot 2 of Section 2, Township 124 North, Range 49 West, Big Stone County, Minnesota

Containing 89.40 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.

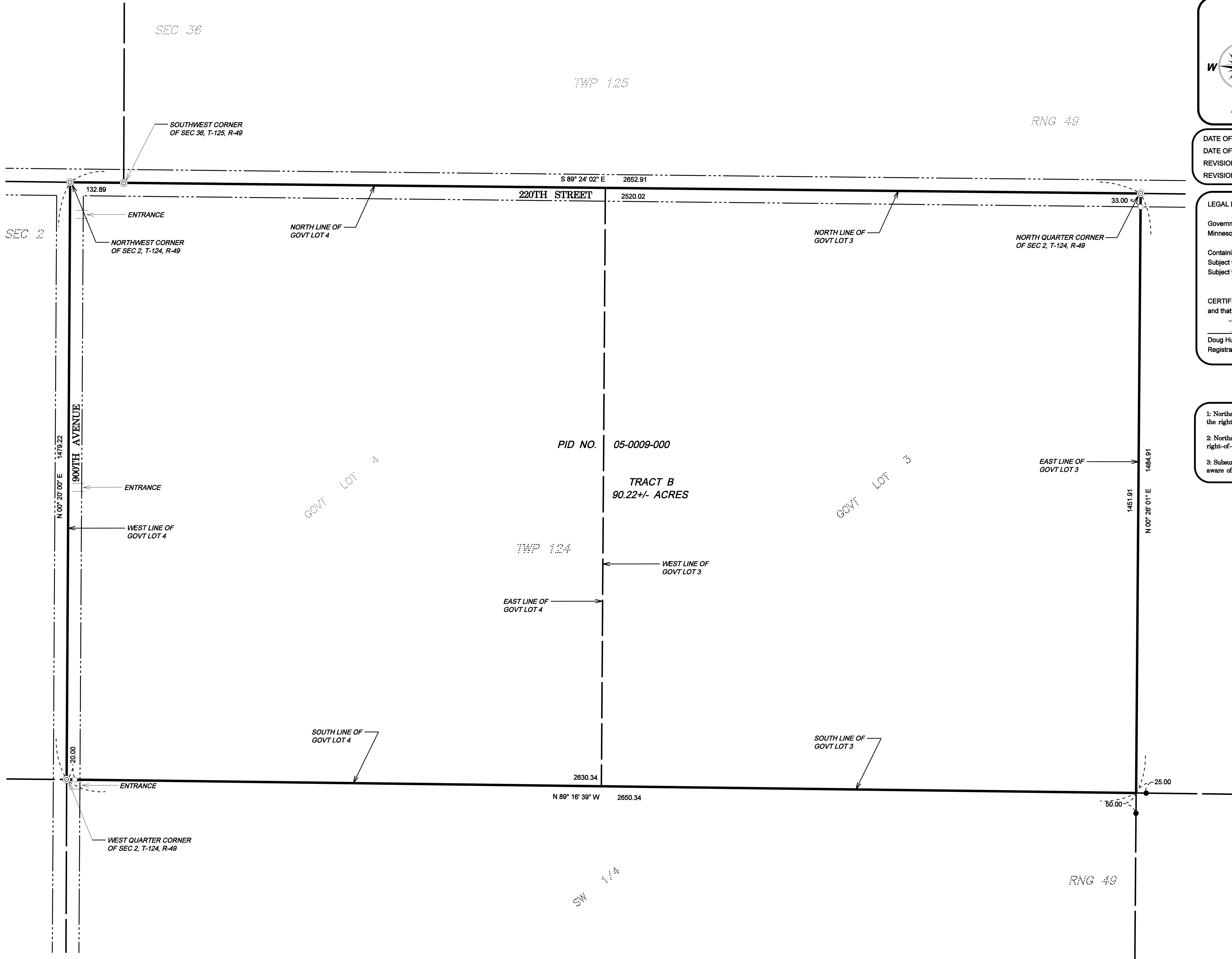
3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.


GRAPHIC SCALE

0 60 120 240
(IN FEET)

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner





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CLIENT NAME:
Bullock Trust

PROJECT ADDRESS
Sec 2, Twp 124, Rng 49
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024	JOB NO.: 2024127	HORIZONTAL DATUM: Big Stone County NAD83 2011
DATE OF MAP: July 24, 2024	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

LEGAL DESCRIPTION FOR TRACT B

Government Lot 3 and Government Lot 4 of Section 2, Township 124 North, Range 49 West, Big Stone County, Minnesota

Containing 90.22 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

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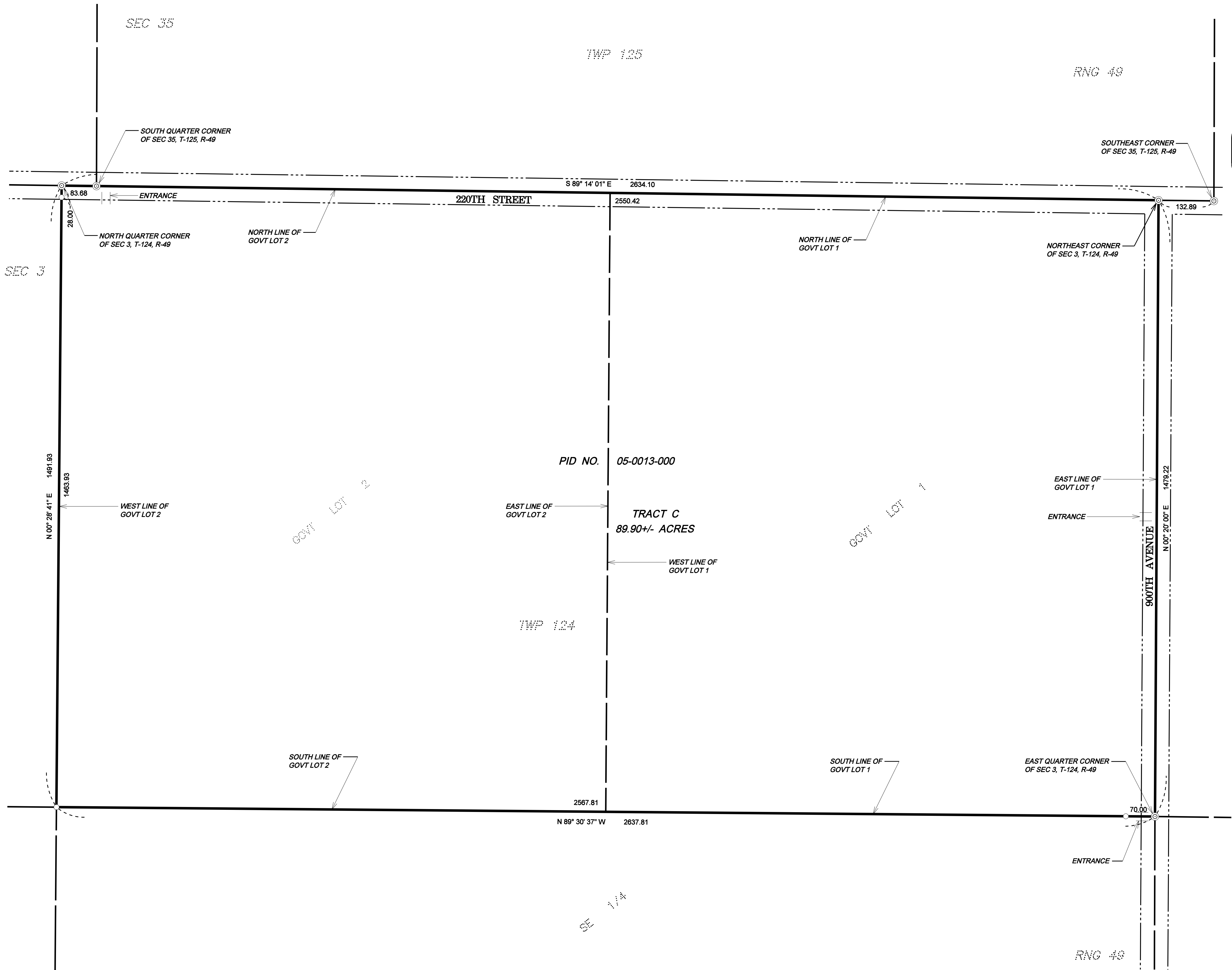
3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

GRAPHIC SCALE

0 60 120 240
(IN FEET)

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner



CLIENT NAME:
Bullock Trust

PROJECT ADDRESS
Sec 3, Twp 124, Rng 49
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024
DATE OF MAP: July 25, 2024
REVISION: _____ DATE _____, 20____
REVISION: _____ DATE _____, 20____

JOB NO.: 2024127
DRAFTED BY: PMH
CHECKED BY: DSH

HORIZONTAL DATUM:
Big Stone County
NAD83 2011
VERTICAL DATUM:
N/A

LEGAL DESCRIPTION FOR TRACT C

Government Lot 1 and Government Lot 2 of Section 3, Township 124 North, Range 49 West, Big Stone, County, Minnesota

Containing 89.90 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.

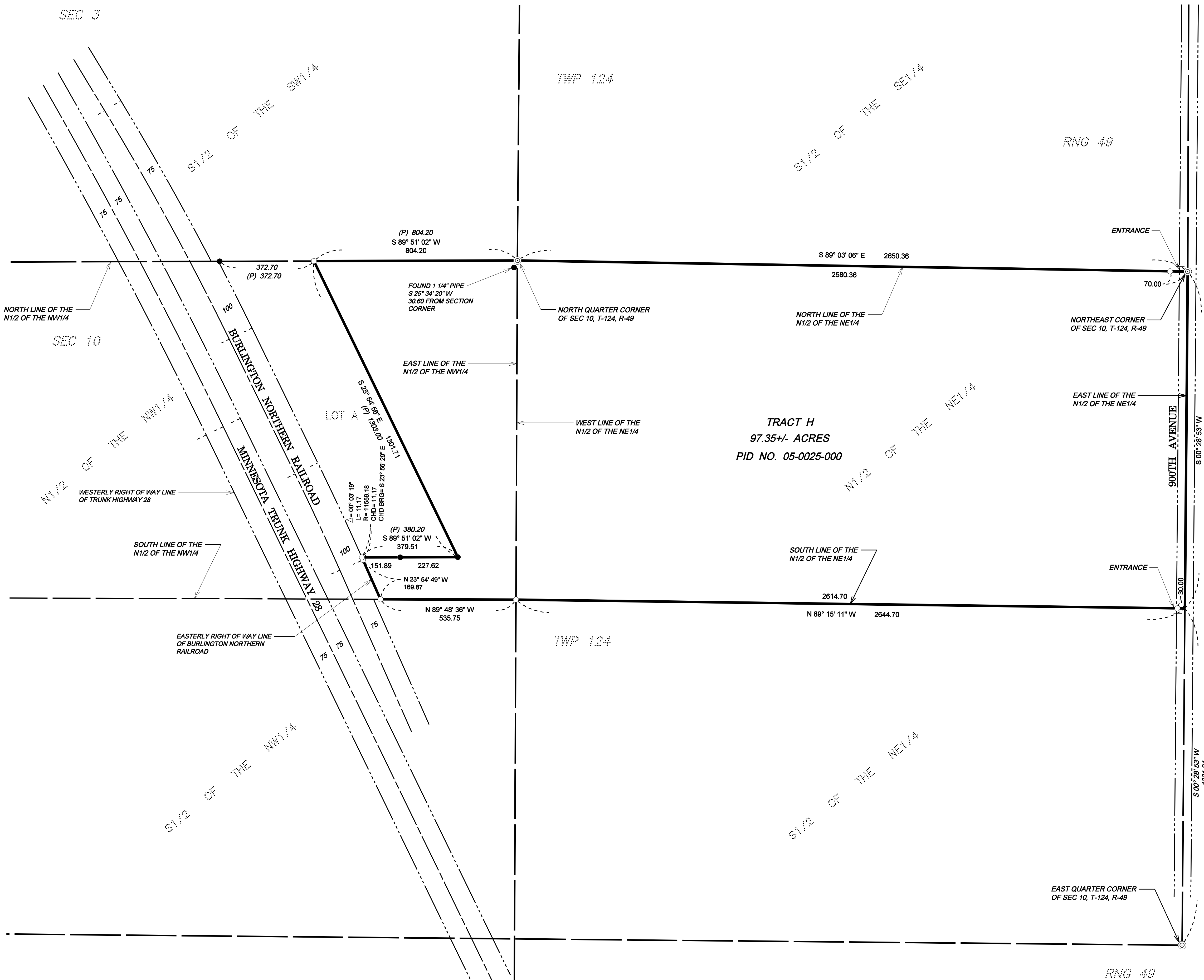
Doug Huhn
Registration No. 43808 - In the State of Minnesota

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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.

GRAPHIC SCALE
0 60 120 240
(IN FEET)

LEGEND
○ Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
● Found Monumentation
⊙ Government Section Corner



Northstar
Surveying

(320)693-3710
310 East Depot Street
Litchfield, MN 55355
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paul.northstarsurveying@gmail.com

CLIENT NAME:
Bullock Trust

PROJECT ADDRESS
Sec 10, Twp 124, Rng 49
Big Stone County, MN

DATE OF FIELD WORK: June 17, 2024	JOB NO.: 2024127	HORIZONTAL DATUM: Big Stone County NAD83 2011
DATE OF MAP: July 25, 2024	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

LEGAL DESCRIPTION FOR TRACT H

The North Half of the Northeast Quarter and the North Half of the Northwest Quarter, Section 10, Township 124 North, Range 49 est, Except all that part and portion of the North Half of the Northeast Quarter and the North Half of the Northwest Quarter of Section 10, Township 124, Range 49, lying West of State Highway 28; AND Further Except Lot A of the Northeast Quarter of the Northwest Quarter, Section 10, Township 124 North, Range 49 West of the Fifth Principal Meridian, according to the Auditor's Plat on file with the Register of Deeds (now County Recorder), Big Stone County, Minnesota, in Book 4 of Plats on Page 178.

Containing 97.35 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

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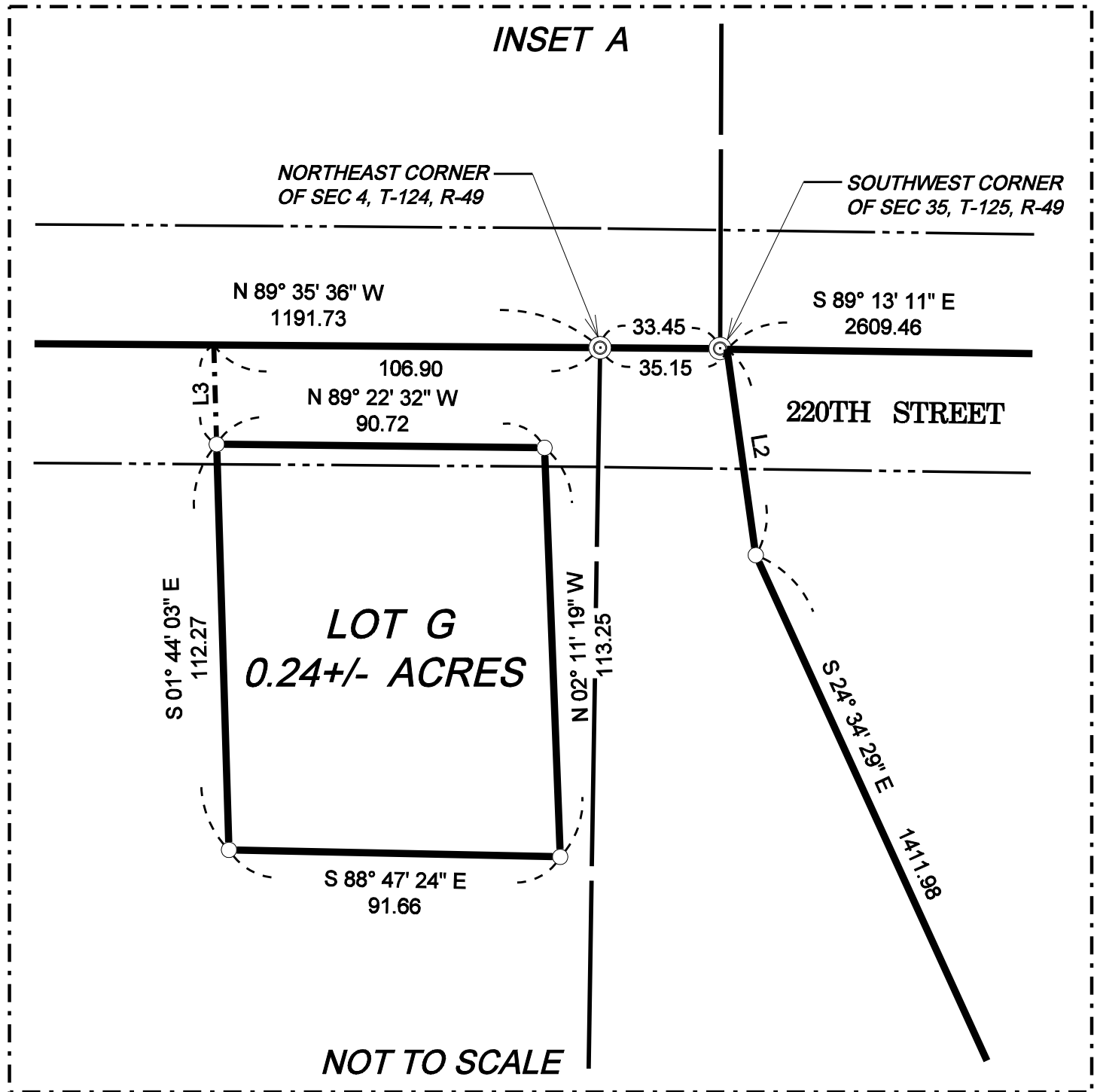
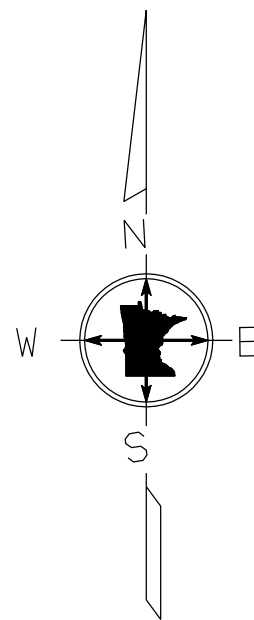
3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

GRAPHIC SCALE
0 100 200 400
(IN FEET)

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner
- (P) Lot A Plat Distance

SURVEY PLAT OF: LOT B OF THE E1/2 SE1/4 & GOVT LOT 1 OF SEC 4 & SW1/4 OF SEC 3 & LOT C OF THE SW1/4 OF SEC 3 & LOT D OF THE SW1/4 OF SEC 3 & LOT E OF GOVT LOT 3 & GOVT LOT 4 OF SEC 3 & LOT F OF GOVT LOT 4 OF SEC 3 & GOVT LOT 1 OF SEC 4 & LOT G OF GOVT LOT 1 OF SEC 4, T 124 N, R 49 W, BIG STONE COUNTY, MINNESOTA



DOCUMENT NO. _____

FILED _____

AT _____ M. AND RECORDED

IN BOOK _____ OF _____

ON PAGE _____

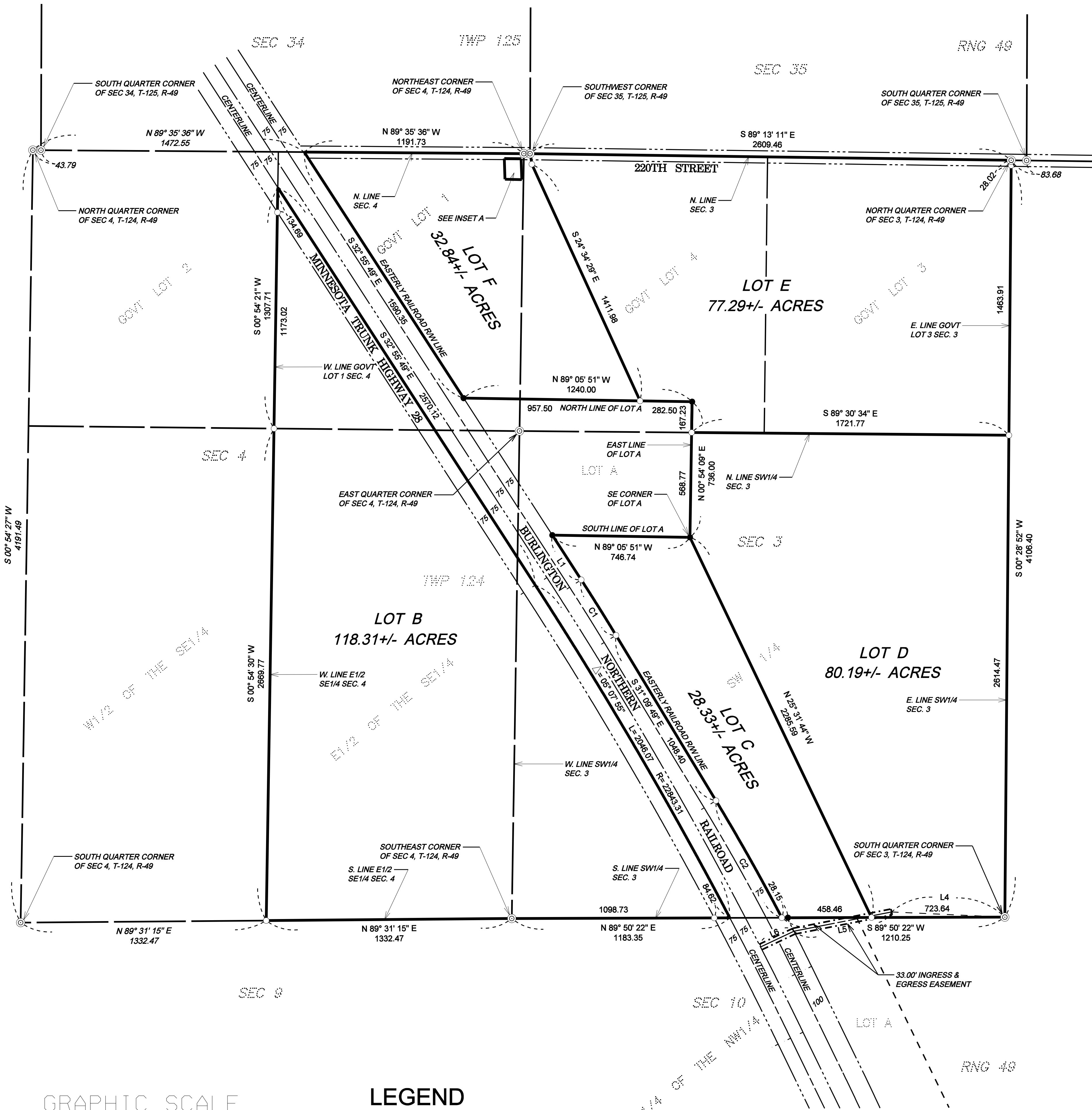
LAURA BERGER
COUNTY RECORDER
BIG STONE COUNTY, MN
BY _____ DEPUTY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 32° 55' 49" E	288.13
L2	S 07° 56' 14" E	57.47
L3	S 01° 44' 03" E	27.48
L4	N 87° 23' 21" W	615.25
L5	S 78° 51' 07" W	540.00
L6	S 64° 42' 36" W	200.62

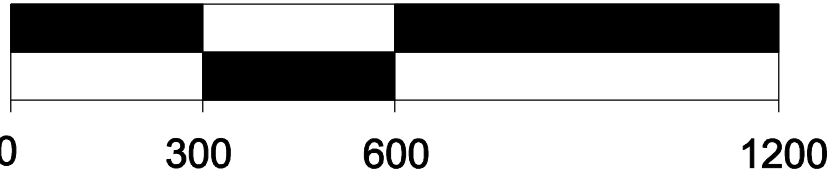
CERTIFICATION: I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

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

DATE _____



GRAPHIC SCALE



(IN FEET)

LEGEND

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
- Found Monumentation
- ⊙ Government Section Corner

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BRG
C1	01° 46' 00"	355.61	11533.07	355.60	S 32° 02' 49" E
C2	03° 37' 15"	728.93	11534.16	728.81	S 29° 21' 12" E

LOT B OF THE E1/2 SE1/4 & GOVT LOT 1 OF SEC 4 & SW1/4 OF SEC 3 & LOT C OF THE SW1/4 OF SEC 3 & LOT D OF THE SW1/4 OF SEC 3 & LOT E OF GOVT LOT 3 & GOVT LOT 4 OF SEC 3 & LOT F OF GOVT LOT 4 OF SEC 3 & GOVT LOT 1 OF SEC 4 & LOT G OF GOVT LOT 1 OF SEC 4, T 124 N, R 49 W, BIG STONE COUNTY, MINNESOTA

LOT B

That part of Government Lot 1 of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28.

AND

That part of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28.

AND

That part of the Southwest Quarter (SW1/4) of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the centerline of Minnesota Trunk Highway No. 28.

Containing 118.31 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

LOT C

That part of the Southwest Quarter (SW1/4) of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the easterly right of way line of the Burlington Northern Railroad and lying westerly and southerly of the following described line:

Commencing at the South Quarter corner of said Section 3;

thence on an assumed bearing of South 89 degrees 50 minutes 22 seconds West along the south line of said SW1/4, a distance of 723.64 feet to the point of beginning of the line herein described;

thence North 25 degrees 31 minutes 44 seconds West, a distance of 2285.59 feet to the southeast corner of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof;

thence North 89 degrees 05 minutes 51 seconds West along the south line of said Lot A, a distance of 746.74 feet to the easterly right of way line of said Burlington Northern Railroad and said line terminating thereat.

Containing 28.33 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

LOT D

That part of the Southwest Quarter (SW1/4) of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the following described line:

Commencing at the South Quarter corner of said Section 3;

thence on an assumed bearing of South 89 degrees 50 minutes 22 seconds West along the south line of said SW1/4, a distance of 723.64 feet to the point of beginning of the line herein described;

thence North 25 degrees 31 minutes 44 seconds West, a distance of 2285.59 feet to the southeast corner of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof;

thence North 00 degrees 54 minutes 09 seconds East along the east line of said Lot A, a distance of 568.77 feet to the north line of said SW1/4 and said line terminating thereat.

Containing 80.19 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

LOT E

Government Lot 3 and that part of Government Lot 4, all being in Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the following described line:

Commencing at the Northwest corner of said Section 3;

thence on an assumed bearing of South 89 degrees 13 minutes 11 seconds East along the north line of said Government Lot 4, a distance of 35.15 feet to the point of beginning of the line herein described;

thence South 07 degrees 56 minutes 14 seconds East, a distance of 57.47 feet;

thence South 24 degrees 34 minutes 29 seconds East, a distance of 1411.98 feet to the north line of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof, and said line terminating thereat.

EXCEPT

Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof

Containing 77.29 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

LOT F

That part of Government Lot 1 of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying easterly of the easterly right of way line of the Burlington Northern Railroad.

AND

That part of Government Lot 4 of Section 3, Township 124 North, Range 49 West, Big Stone County, Minnesota, lying westerly of the following described line:

Commencing at the Northwest corner of said Section 3;

thence on an assumed bearing of South 89 degrees 13 minutes 11 seconds East along the north line of said Government Lot 4, a distance of 35.15 feet to the point of beginning of the line herein described;

thence South 07 degrees 56 minutes 14 seconds East, a distance of 57.47 feet;

thence South 24 degrees 34 minutes 29 seconds East, a distance of 1411.98 feet to the north line of Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof, and said line terminating thereat.

EXCEPT

Lot A of Government Lot 4 and the Northwest Quarter of the Southwest Quarter of Section 3, and Government Lot 1 and the Northeast Quarter of the Southeast Quarter of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, according to the recorded plat thereof

ALSO EXCEPT

That part of Government Lot 1 of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 4;

thence on an assumed bearing of North 89 degrees 35 minutes 36 seconds West along the north line of said Government Lot 1, a distance of 106.90 feet;

thence South 01 degree 44 minutes 03 seconds East, a distance of 27.48 feet to the point of beginning of the tract of land herein described;

thence continue South 01 degree 44 minutes 03 seconds East, a distance of 112.27 feet;

thence South 88 degrees 47 minutes 24 seconds East, a distance of 91.66 feet;

thence North 02 degrees 11 minutes 19 seconds West, a distance of 113.25 feet;

thence North 89 degrees 22 minutes 32 seconds West, a distance of 90.72 feet to the point of beginning and there terminating.

Containing 32.84 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

LOT G

That part of Government Lot 1 of Section 4, Township 124 North, Range 49 West, Big Stone County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 4;

thence on an assumed bearing of North 89 degrees 35 minutes 36 seconds West along the north line of said Government Lot 1, a distance of 106.90 feet;

thence South 01 degree 44 minutes 03 seconds East, a distance of 27.48 feet to the point of beginning of the tract of land herein described;

thence continue South 01 degree 44 minutes 03 seconds East, a distance of 112.27 feet;

thence South 88 degrees 47 minutes 24 seconds East, a distance of 91.66 feet;

thence North 02 degrees 11 minutes 19 seconds West, a distance of 113.25 feet;

thence North 89 degrees 22 minutes 32 seconds West, a distance of 90.72 feet to the point of beginning and there terminating.

Containing 0.24 Acres, more or less.

Subject to easements of record.

Subject to any and all enforceable restrictive covenants.

EASEMENT

A 33.00 foot wide easement for ingress and egress purposes over and across that part of Northeast Quarter of the Northwest Quarter (NE1/4 of the NW1/4) of Section 10 and that part of the Southwest Quarter (SW1/4) of Section 3 and that part of Lot A of the NE1/4 of the NW1/4 of Section 10, Township 124 North, Range 49 West, Big Stone County, Minnesota. The centerline of said easement is described as follows:

Commencing at the South Quarter corner of said Section 3;

thence North 87 degrees 23 minutes 21 seconds West, a distance of 615.25 feet to the point of beginning of the centerline herein described, it is assumed that the south line of said SW1/4 bears South 89 degrees 50 minutes 22 seconds West;

thence South 78 degrees 51 minutes 07 seconds West, a distance of 540.00 feet;

thence South 64 degrees 42 minutes 36 seconds West, a distance of 200.62 feet to the easterly right of way line of Minnesota Trunk Highway No. 28 and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to said easterly right of way line.