

**Northstar**  
 (320)693-3710  
 310 East Depot Street  
 Litchfield, MN 55355  
 dough.northstar@gmail.com  
 chuck.northstar@gmail.com

**Surveying**

**CLIENT NAME:**  
 McGrath Revocable Trust

**PROJECT ADDRESS**  
 1118 Clementa Ave SW  
 Montrose, MN

DATE OF FIELD WORK: January 24, 2023	JOB NO.: 2023020	HORIZONTAL DATUM: Assumed
DATE OF MAP: February 1, 2023	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20__	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20__		

**Surveyed Descriptions**

**LEGAL DESCRIPTION FOR TRACT A**

The Southwest Quarter of the Southwest Quarter (SW1/4 of the SW1/4) of Section 26, Township 118, Range 26, Wright County, Minnesota.

Containing 36.44 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**LEGAL DESCRIPTION FOR TRACT B**

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 35; thence on an assumed bearing of South 01 degree 02 minutes 41 seconds East along the west line of the Northwest Quarter (NW1/4) of said Section 35, a distance of 465.00 feet to the point of beginning of the tract of land herein described; thence continue South 01 degree 02 minutes 41 seconds East along last said line, a distance of 370.00 feet; thence North 88 degrees 57 minutes 19 seconds East, a distance of 470.00 feet; thence North 01 degree 02 minutes 41 seconds West, parallel with the west line of said NW1/4, a distance of 370.00 feet; thence South 88 degrees 57 minutes 19 seconds West, a distance of 470.00 feet to the point of beginning and there terminating.

Containing 3.99 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

**LEGAL DESCRIPTION FOR TRACT C**

North Quarter of the Northwest Quarter (N1/4 NW1/4), of Section Thirty-five (35), Township One Hundred Eighteen (118), Range Twenty-six (26), Wright County, Minnesota.

AND

That part of the Northwest Quarter of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Beginning at the southwest corner of said Northwest Quarter, thence on an assumed bearing of South 88 degrees 42 minutes 37 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 870.97 feet, thence North 00 degrees 46 minutes 50 seconds West a distance of 1996.51 feet to the south line of the North Quarter of said Northwest Quarter, thence North 89 degrees 28 minutes 01 seconds West along said south line a distance of 879.79 feet to the west line of said Northwest Quarter, thence South 01 degrees 02 minutes 41 seconds East along said west line a distance of 1985.24 feet to the point of beginning.

EXCEPT

That part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter, thence on an assumed bearing of South 88 degrees 42 minutes 37 seconds East along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 511.50 feet to the point of beginning, thence continue South 88 degrees 42 minutes 37 seconds East along said south line, a distance of 359.47 feet, thence North 00 degrees 46 minutes 50 seconds West, a distance of 835.35 feet, thence North 88 degrees 42 minutes 37 seconds West, a distance of 363.33 feet to a line which bears North 01 degrees 02 minutes 41 seconds West from the point of beginning, thence South 01 degrees 02 minutes 41 seconds East, a distance of 835.50 feet to the point of beginning.

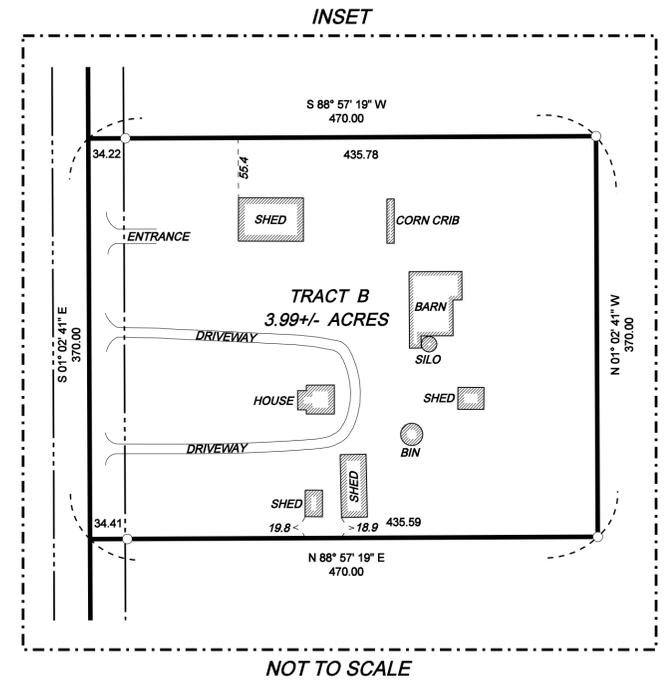
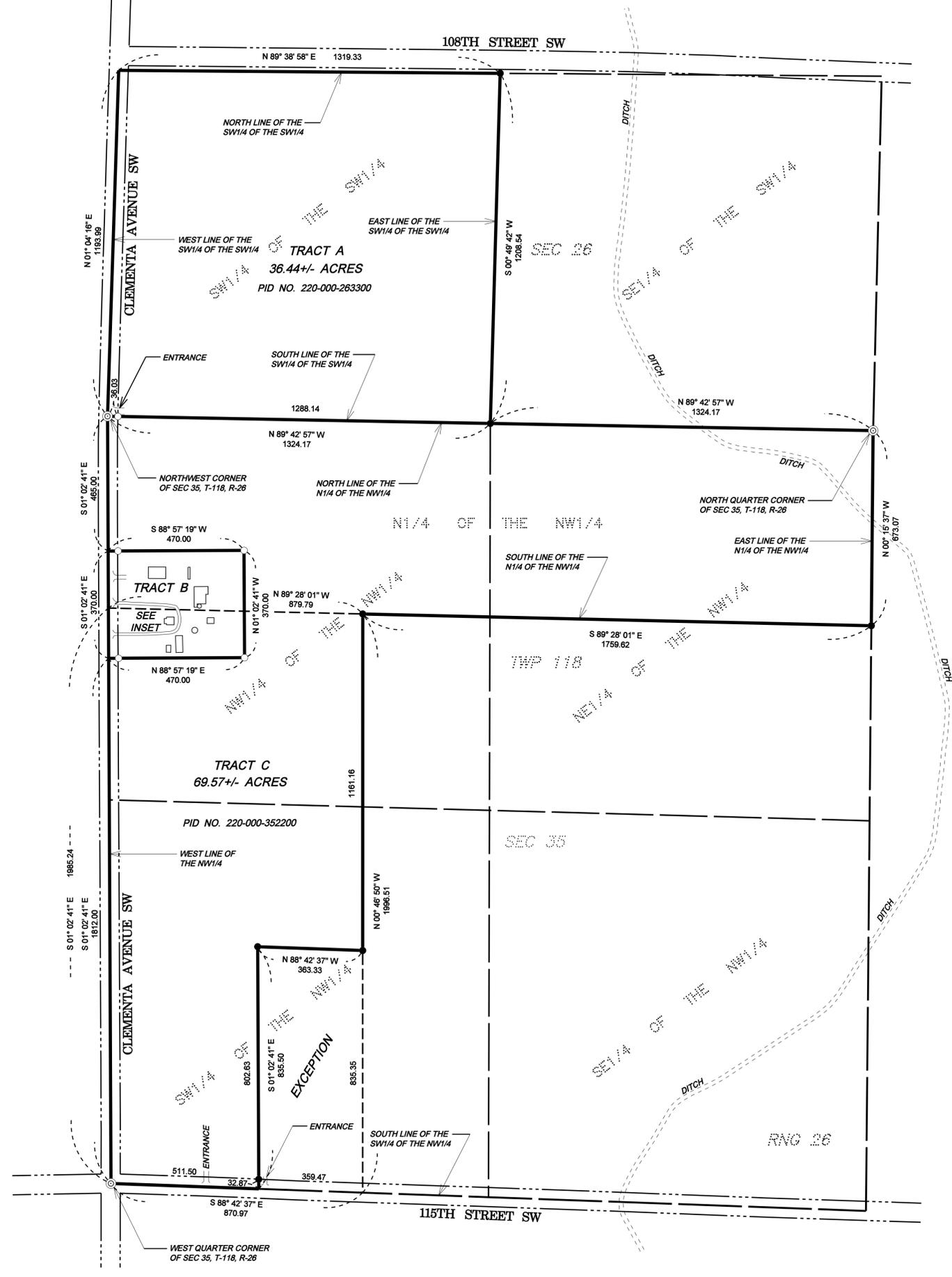
ALSO EXCEPT

That part of the Northwest Quarter of the Northwest Quarter (NW1/4 of the NW1/4) of Section 35, Township 118, Range 26, Wright County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 35; thence on an assumed bearing of South 01 degree 02 minutes 41 seconds East along the west line of the Northwest Quarter (NW1/4) of said Section 35, a distance of 465.00 feet to the point of beginning of the tract of land herein described; thence continue South 01 degree 02 minutes 41 seconds East along last said line, a distance of 370.00 feet; thence North 88 degrees 57 minutes 19 seconds East, a distance of 470.00 feet; thence North 01 degree 02 minutes 41 seconds West, parallel with the west line of said NW1/4, a distance of 370.00 feet; thence South 88 degrees 57 minutes 19 seconds West, a distance of 470.00 feet to the point of beginning and there terminating.

Containing 69.57 Acres, more or less.  
 Subject to easements of record.  
 Subject to any and all enforceable restrictive covenants.

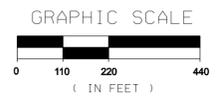
**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*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.



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