



CLIENT NAME:

Terrance Pfaff

PROJECT ADDRESS

24175 County Road 44
Harmony, MN

DATE OF FIELD WORK: August 13, 2024

DATE OF MAP: August 16, 2024

Added Easement: August 19, 2024

REVISION: _____ DATE _____, 20____

JOB NO.: 2024169

DRAFTED BY: PMH

CHECKED BY: DSH

HORIZONTAL DATUM:
Fillmore County
NAD83 2011

VERTICAL DATUM:
N/A

PROPOSED LEGAL DESCRIPTION FOR TRACT A (TO BE ATTACHED TO PID NO. 21.0147.000)

That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

Containing 12.02 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

The Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, Except the following four parcels:

- 1: Commencing at the Southwest corner of said Section 16; thence running North 54 rods; thence East 10 rods; thence South 54 rods; thence West 10 rods to the place of beginning.
- 2: Commencing at a point on the section line 165.00 feet East of the Southwest corner of said Section 16 (all bearings assumed); thence North 140.00 feet on a line parallel to the West section line of said section; thence East 170.00 feet on a line parallel to the South section line of said section; thence South 140.00 feet on a line parallel to the West section line of said section; thence West 170.00 feet on the South section line of said section to the point of beginning.
- 3: Commencing at the Southwest Corner of said SW1/4 SW1/4; thence South 89 degrees 20 minutes 09 seconds East (assumed bearing) along the South line of said SW1/4 SW1/4, 335.00 feet to the point of beginning of the tract of land to be herein described; thence North 00 degrees 11 minutes 58 seconds East parallel with the West line of said SW1/4 SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West parallel with said South line, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East parallel with said West line, 328.29 feet; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to said SW1/4 SW1/4; thence North 89 degrees 20 minutes 09 seconds West along said South line, 984.43 feet to the point of beginning.
- 4: That part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota, described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of South 89 degrees 20 minutes 09 seconds East along the south line of said SW1/4, 335.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 140.00 feet; thence North 89 degrees 20 minutes 09 seconds West, parallel with the south line of said SW1/4, 170.00 feet; thence North 00 degrees 11 minutes 58 seconds East, parallel with the west line of said SW1/4, 328.29 feet to the point of beginning of the tract herein described; thence South 87 degrees 39 minutes 31 seconds East, 1157.40 feet; thence South 00 degrees 29 minutes 22 seconds West, 434.40 feet to the south line of said SW1/4; thence South 89 degrees 20 minutes 09 seconds East along last said line, 21.04 feet; thence North 00 degrees 08 minutes 15 seconds West, 891.06 feet; thence North 89 degrees 20 minutes 09 seconds West, 1335.25 feet to a line parallel with the west line of said SW1/4 and 10 rods easterly of said west line; thence South 00 degrees 11 minutes 58 seconds West along last said line, 422.71 feet to the point of beginning.

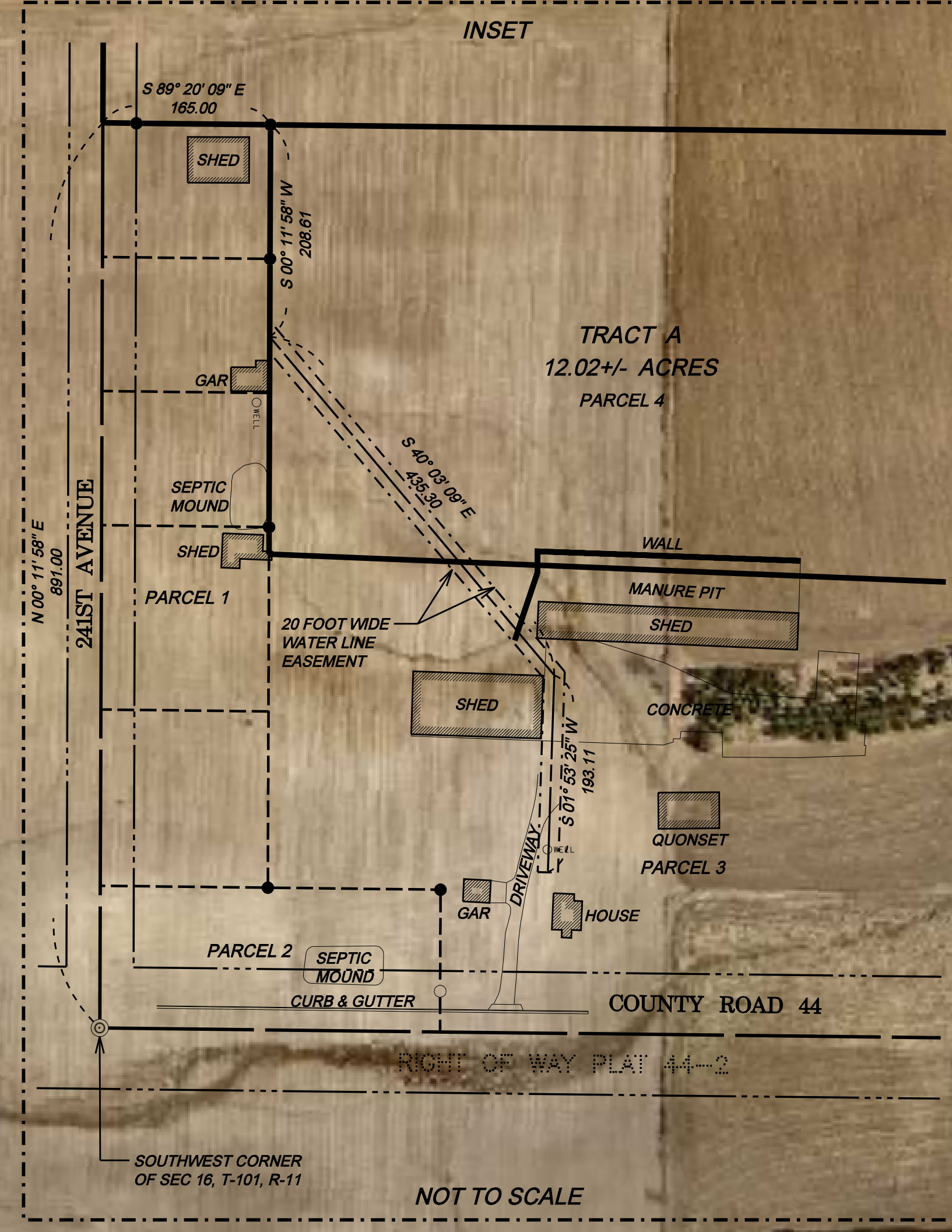
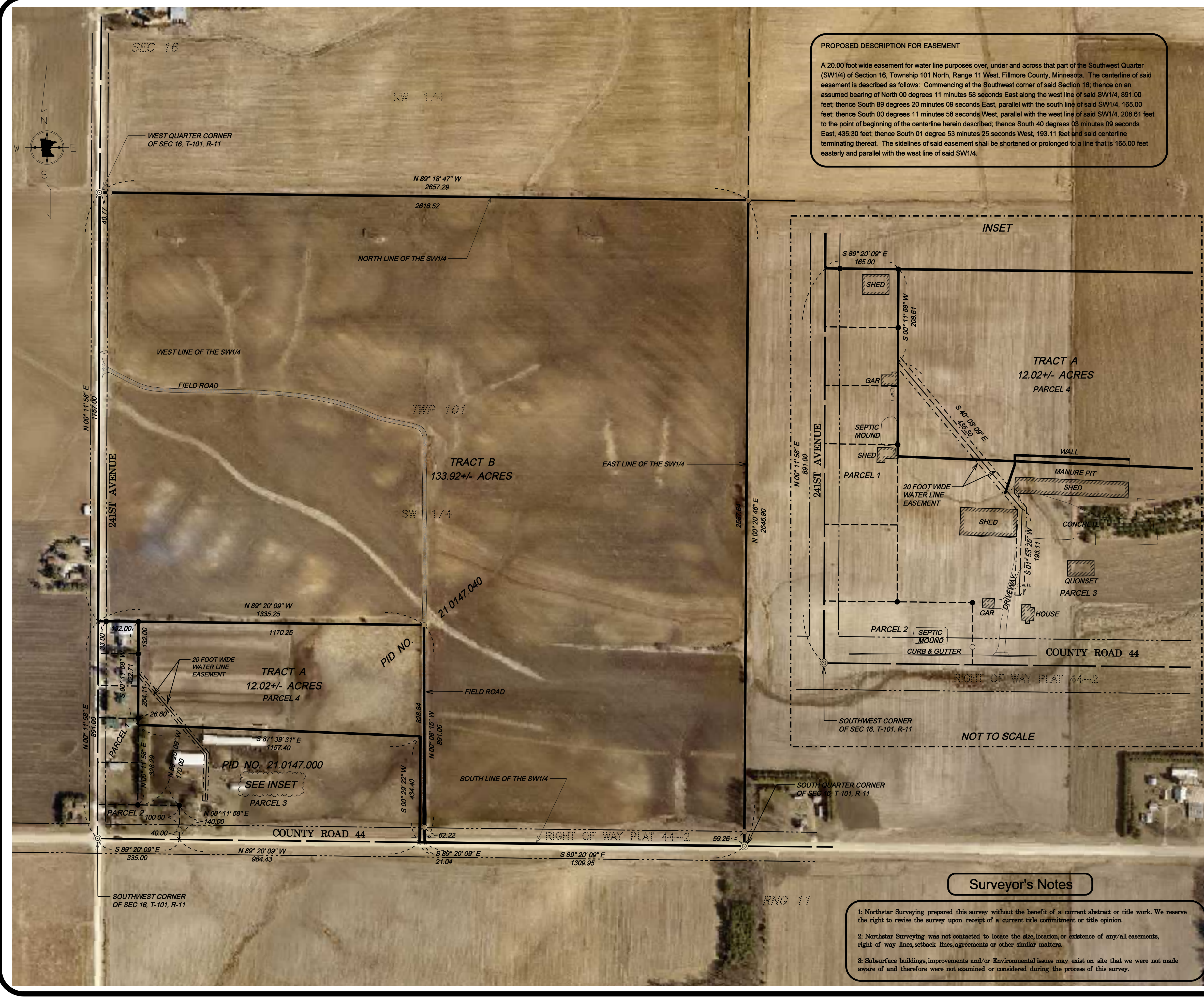
Containing 133.92 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

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

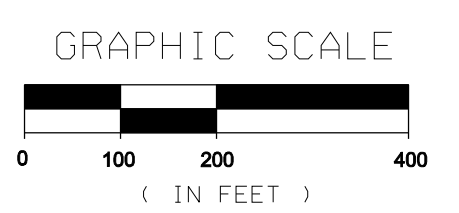
PROPOSED DESCRIPTION FOR EASEMENT

A 20.00 foot wide easement for water line purposes over, under and across that part of the Southwest Quarter (SW1/4) of Section 16, Township 101 North, Range 11 West, Fillmore County, Minnesota. The centerline of said easement is described as follows: Commencing at the Southwest corner of said Section 16; thence on an assumed bearing of North 00 degrees 11 minutes 58 seconds East along the west line of said SW1/4, 891.00 feet; thence South 89 degrees 20 minutes 09 seconds East, parallel with the south line of said SW1/4, 165.00 feet; thence South 00 degrees 11 minutes 58 seconds West, parallel with the west line of said SW1/4, 208.61 feet to the point of beginning of the centerline herein described; thence South 40 degrees 03 minutes 09 seconds East, 435.30 feet; thence South 01 degree 53 minutes 25 seconds West, 193.11 feet and said centerline terminating thereat. The sidelines of said easement shall be shortened or prolonged to a line that is 165.00 feet easterly and parallel with the west line of said SW1/4.



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