



- ⊙ DENOTES COUNTY IRON MONUMENT
- DENOTES IRON PIPE PLACED THIS SURVEY CAPPED LS NO. 54838
- DENOTES IRON MONUMENT FOUND THIS SURVEY
- ▲ DENOTES FOUND P.K. NAIL

Surveyor's Note:

This is not Boundary Survey. At our Clients request Monuments were not set as the purpose of this survey was to provide proposed land descriptions and calculate the acreage more or less. Because of no boundary survey being performed improvements, changes or encroachments might exist and were not determine on this drawing.

Proposed Land Descriptions.

TRACT "A"

That part of North Half of the Northeast Quarter of Section 23, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

Commencing at the northeast corner of said North Half of the Northeast Quarter;

thence South 00°29'14" West, assumed bearing, along the east line of said North Half of the Northeast Quarter, 1308.60 feet to the southeast corner of said North Half of the Northeast Quarter;

thence North 89°43'46" West along the south line of said North Half of the Northeast Quarter, 279.72 feet to the northeasterly corner of BIRCHDALE ESTATES, according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota and the point of beginning of the land to be described;

thence continuing North 89°43'46" West along said south line and also the north line of said BIRCHDALE ESTATES, 701.14 feet;

thence North 49°14'48" East, 628.97 feet to the northwesterly extension of centerline County State Aid Highway No. 2;

thence South 39°45'06" East along said centerline, 23.53 feet to the beginning of a curve tangent to said line;

thence southeasterly and southerly, along said centerline, a distance of 451.02 feet and along said curve concave to the southwest, having a radius of 1091.35 feet and a central angle of 23°40'42" to the Point of Beginning.

The tract contains 3.51 acres more or less and is subject to easements, reservations or restrictions of record, if any.

TRACT "B"

That part of North Half of the Northeast Quarter and that part of Government Lot 1 of Section 23, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

thence South 00°29'14" West, assumed bearing, along the east line of said North Half of the Northeast Quarter, 1308.60 feet to the southeast corner of said North Half of the Northeast Quarter to the point of beginning of the land to be described;

thence continuing South 00°29'14" West along the east line of said Government Lot 1, a distance of 162.06 feet to the northeast corner of Lot 1, Block Two of BIRCHDALE ESTATES, according to the recorded plat thereof on file and of record in the office of the County Recorder, Todd County, Minnesota;

thence North 89°56'47" West along the north line of said BIRCHDALE ESTATES, a distance of 244.55 feet to the east line of said BIRCHDALE ESTATES and said point being on a 1091.35 foot radius curve concave to the southwest, the center of said curve bears South 82°41'14" West from said point, said curve also being the centerline of County State Aid Highway No. 2;

thence northerly and northwesterly along said centerline and said east line of BIRCHDALE ESTATES and along said 1091.35 foot radius curve, central angle of 32°26'20", a distance of 617.88 feet;

thence North 39°45'06" West along said centerline, tangent to said curve, 23.53 feet;

thence North 49°14'48" East, 322.08 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 258.25 feet along the curve concave to the southeast, having a radius of 909.33 feet and a central angle of 16°16'19";

thence North 65°31'07" East tangent to said curve, 55.28 feet to the said east line of said North Half of the Northeast Quarter;

thence South 00°29'14" West along said east, 787.15 feet to the Point of Beginning.

The tract contains 6.95 acres more or less and is subject to easements, reservations or restrictions of record, if any.

TRACT "C"

That part of North Half of the Northwest Quarter of Section 24, Township 127 North, Range 33 West, Todd County, Minnesota described as follows:

Beginning at the northwest corner of said North Half of the Northwest Quarter;

thence South 00°29'14" West, assumed bearing, along the west line of said North Half of the Northwest Quarter, 521.45 feet;

thence North 65°31'07" East, 28.70 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 487.98 feet along said curve concave to the northwest, having a radius of 910.74 feet and a central angle of 30°41'58";

thence North 34°49'10" East tangent to said curve, 186.87 feet;

thence North 41°15'23" East, 50.93 feet to the north line of said North Half of the Northwest Quarter;

thence North 89°01'55" West along said line, 532.32 feet to the Point of Beginning.

LESS AND EXCEPT:

The right of way of the Burlington Northern Railroad (formerly the Little Falls and Dakota Railroad).

The tract contains 2.63 acres more or less and is subject to easements, reservations or restrictions of record, if any.

Subject to reservation by Burlington Northern, Inc., its successors and assigns, all of the coal, oil, gas, casinghead gas and all ores and minerals of every kind and nature underlying the surface of the premises herein conveyed, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, remove and market any and all such products in any manner which will not damage structures on the surface of the premises herein conveyed.

I HEREBY CERTIFY THAT THIS SURVEY 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.

7-22-2019
DATE

David A. Engelmeyer
David A. Engelmeyer, Land Surveyor
Minnesota Registration No. 54838

Engelmeyer Land Surveying

PREPARED FOR: RON BUSSMANN

Land Description Sketch

cc: BUSSMANN-19-SEC24.PRO Job No: 72-19

Date: 07-22-2019 P-3-3170 FB: 178-13

41701 COUNTY ROAD 167
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SECTION 23-T127N-R33W

N1/2 NE1/4

N1/2

NW 1/4

SECTION 24-T127N-R33W

154.87 ACRES +/-

GOV'T LOT 1

SE1/4 NW1/4

GOV'T LOT 1

LITTLE BIRCH LAKE

GOV'T LOT 2

THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT CONTACTING THE SURVEYOR WHO DEVELOPED AND MADE THIS DRAWING. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED. EASEMENTS, SITE RESTRICTIONS AND OR ADJOINING CONFLICTS MAY EXIST THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN ON THIS SURVEY. WE RESERVE THE RIGHT TO REVISE THIS SURVEY UPON RECEIPT OF A CURRENT ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO SEARCH FOR EASEMENTS RECORDED OR UNRECORDED WAS MADE BY THE SURVEYOR. CALL GOPHER ONE BEFORE DIGGING. NO UNDERGROUND OR OVERHEAD UTILITIES WERE LOCATED DURING THIS SURVEY.

COMPUTATION LINE
(HYBERS SURVEY)
02-05-2014