



GRAPHIC SCALE
0 125 250 500
(IN FEET)

LEGEND

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



CLIENT NAME:

Steffes Auction

PROJECT ADDRESS

Sections 2 & 3 of
Twp 116, Rng 29

DATE OF FIELD WORK: December 20, 2021
DATE OF MAP: January 12, 2022
REVISION: _____ DATE _____, 20____
REVISION: _____ DATE _____, 20____

JOB NO.: 2021366
DRAFTED BY: PMH
CHECKED BY: DSH

HORIZONTAL DATUM:
McLeod County
NAD83 2011 Adj.
VERTICAL DATUM:
N/A

Surveyor's Notes

- 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.
- 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.
- 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.

Surveyed Description

PROPOSED LEGAL DESCRIPTION FOR TRACT A

Beginning one rod West of the northeast corner of the Northeast Quarter of the Northeast Quarter of Section Three (3) in Township One Hundred Sixteen (116) North of Range Twenty-nine (29) West; thence South 21.25 chains; thence West 4.70 chains; thence North 21.35 chains; thence East 4.70 chains to place of beginning.

ALSO

Beginning 4.95 chains West of the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence South 21.35 chains; thence West 9.35 chains; thence North 21.52 chains; thence East 9.35 chains to place of beginning.

ALSO

Beginning 14.30 chains West from the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 3; thence West 9.26 chains; thence South 21.70 chains; thence East 9.26 chains; thence North 21.50 chains to place of beginning.

EXCEPTING THEREFROM

That part of the Northeast Quarter of the Northeast Quarter of said Section 3, described as follows, to-wit:

Commencing at the northeast corner of said Northeast Quarter; thence Westerly, along the North line of said Northeast Quarter, a distance of 607.35 feet to a point 189.06 feet East of the southeast corner of Section 34, Township 117 North, Range 29 West; thence continuing Westerly, along said North line, a distance of 189.06 feet to said southeast corner; thence continuing Westerly, along said north line, a distance of 160.94 feet; thence Southerly, deflecting 90 degrees 00 minutes left, a distance of 677.00 feet; thence Easterly, deflecting 90 degrees 00 minutes left, a distance of 350.00 feet; thence Northerly deflecting 90 degrees 00 minutes left, a distance of 677.80 feet to the point of beginning.

AND

The Southeast Quarter of the Northeast Quarter (SE1/4 of the NE1/4) and the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota.

EXCEPT

The Dakota Rail Railroad right of way.

ALSO EXCEPT

That part of the East 155.03 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

AND

The West Half of the Northwest Quarter (W1/2 of the NW1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) lying northerly of the northerly line of the Dakota Rail Railroad, all being in Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota.

EXCEPT

The North 430.00 feet of the West Half of the Northwest Quarter (W1/2 of the NW1/4) lying westerly of the East 100.00 feet thereof, being in Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota.

ALSO EXCEPT

That part of the West Half of the Northwest Quarter (W1/2 of the NW1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) of Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota, described as follows: Beginning at the northeast corner of said W1/2 of the NW1/4; thence on an assumed bearing of South 89 degrees 38 minutes 36 seconds West along the north line of said W1/2 of the NW1/4, a distance of 100.00 feet to the west line of the East 100.00 feet of said W1/2 of the NW1/4; thence South 00 degrees 14 minutes 36 seconds East along last said line, 675.76 feet; thence South 88 degrees 40 minutes 20 seconds West, 124.89 feet; thence South 49 degrees 36 minutes 15 seconds West, 162.72 feet; thence South 17 degrees 06 minutes 01 second West, 395.00 feet; thence South 06 degrees 26 minutes 38 seconds West, 283.47 feet; thence South 02 degrees 44 minutes 20 seconds East, 1191.01 feet; thence South 88 degrees 03 minutes 15 seconds West, 152.64 feet; thence South 28 degrees 47 minutes 20 seconds West, 132.25 feet to the northerly line of the Dakota Rail Railroad; thence South 89 degrees 58 minutes 21 seconds East along last said line, 664.90 feet to the east line of said W1/2 of the NW1/4; thence North 00 degrees 14 minutes 36 seconds West along last said line, 2755.03 feet to the point of beginning and there terminating.

Containing 165.65 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

PROPOSED LEGAL DESCRIPTION FOR TRACT B

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) of Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

AND

That part of the East 155.03 feet of the Northeast Quarter of the Southeast Quarter (NE1/4 of the SE1/4) of Section 3, Township 116 North, Range 29 West, McLeod County, Minnesota, lying southerly of the southerly line of the Dakota Rail Railroad.

AND

That part of the West Half of the Northwest Quarter (W1/2 of the NW1/4) and that part of the Northwest Quarter of the Southwest Quarter (NW1/4 of the SW1/4) of Section 2, Township 116 North, Range 29 West, McLeod County, Minnesota, described as follows: Beginning at the northeast corner of said W1/2 of the NW1/4; thence on an assumed bearing of South 89 degrees 38 minutes 36 seconds West along the north line of said W1/2 of the NW1/4, a distance of 100.00 feet to the west line of the East 100.00 feet of said W1/2 of the NW1/4; thence South 00 degrees 14 minutes 36 seconds East along last said line, 675.76 feet; thence South 88 degrees 40 minutes 20 seconds West, 124.89 feet; thence South 49 degrees 36 minutes 15 seconds West, 162.72 feet; thence South 17 degrees 06 minutes 01 second West, 395.00 feet; thence South 06 degrees 26 minutes 38 seconds West, 283.47 feet; thence South 02 degrees 44 minutes 20 seconds East, 1191.01 feet; thence South 88 degrees 03 minutes 15 seconds West, 152.64 feet; thence South 28 degrees 47 minutes 20 seconds West, 132.25 feet to the northerly line of the Dakota Rail Railroad; thence South 89 degrees 58 minutes 21 seconds East along last said line, 664.90 feet to the east line of said W1/2 of the NW1/4; thence North 00 degrees 14 minutes 36 seconds West along last said line, 2755.03 feet to the point of beginning and there terminating.

Containing 64.50 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