Northstar Surveying

Northstar Surveying
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W — N — E — S

CLIENT NAME:

Steffes / Rodeberg

PROJECT ADDRESS

W1/2 of the NW1/4
of Sec 6, T-117, R-39

DATE OF FIELD WORK: July 7, 2023	JOB NO:___2023125B__	HORIZONTAL DATUM: Chippewa County NAD83 (2011)
DATE OF MAP: July 11, 2023	DRAFTED BY: _PMH_	
REVISION:_____DATE_____, 20____	CHECKED BY: _DSH_	VERTICAL DATUM: N/A
REVISION:_____DATE_____, 20____		

Surveyed Description

EXISTING LEGAL DESCRIPTION

The West Half of the Northwest Quarter (W1/2 NW1/4) of Section Six (6), Township One Hundred Seventeen (117), Range Thirty-nine (39) EXCEPT a tract beginning at the Northwest corner of said section, thence East Five Hundred Eighty-five feet (585'); thence South Five Hundred Sixty-eight feet (568'); thence West Five Hundred Eighty-five feet (585'); thence North Five Hundred Sixty-eight feet (568') to the point of beginning.
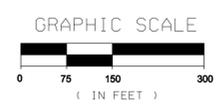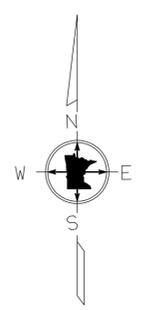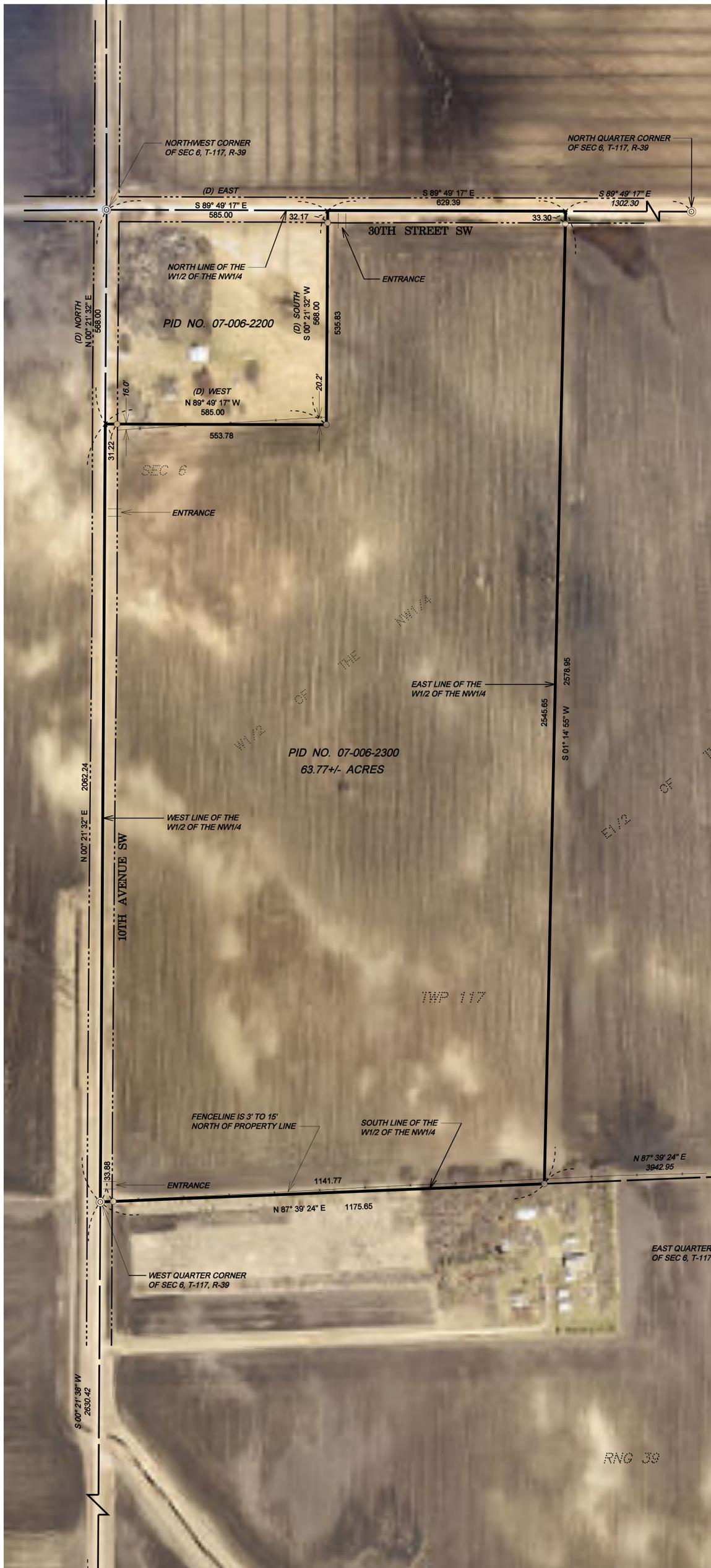
Containing 63.77 Acres, more or less.
Subject to easements of record.
Subject to any and all enforceable restrictive covenants.

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.

NORTHWEST CORNER OF SEC 6, T-117, R-39

NORTH QUARTER CORNER OF SEC 6, T-117, R-39

(D) EAST
S 89° 49' 17" E 585.00
S 89° 49' 17" E 629.39
S 89° 49' 17" E 1302.30
32.17
33.30

30TH STREET SW
ENTRANCE

NORTH LINE OF THE W1/2 OF THE NW1/4

PID NO. 07-006-2200

(D) NORTH N 00° 21' 32" E 568.00
(D) SOUTH S 00° 21' 32" W 568.00
535.83

(D) WEST N 89° 49' 17" W 585.00
16.0'
20.2'
553.78
31.12'

SEC 6

ENTRANCE

EAST LINE OF THE W1/2 OF THE NW1/4
2578.95
2545.65
S 01° 14' 55" W

PID NO. 07-006-2300
63.77+/- ACRES

WEST LINE OF THE W1/2 OF THE NW1/4

N 00° 21' 32" E 2062.24

10TH AVENUE SW

W1/2 OF THE NW1/4
E1/2 OF THE NW1/4
NW1/4

TWP 117

FENCELINE IS 3' TO 15' NORTH OF PROPERTY LINE
SOUTH LINE OF THE W1/2 OF THE NW1/4

S 33.88
ENTRANCE
1141.77
N 87° 39' 24" E 1175.65
N 87° 39' 24" E 3942.95

EAST QUARTER CORNER OF SEC 6, T-117, R-39

WEST QUARTER CORNER OF SEC 6, T-117, R-39

S 00° 21' 38" W 2630.42

RNG 39

SOUTHWEST CORNER OF SEC 6, T-117, R-39

N — W — E — S

GRAPHIC SCALE
0   75   150   300
(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
— Fenceline
(D) DEED CALL