BOUNDARY SURVEY

~for~ Burns & Wareing Parcels & Henslin Auctioneers, LLC
~of~ West Half of the Northeast Quarter - North Half of the Northwest Quarter - Southwest Quarter of the Northwest Quarter
Section 24, Township 118, Range 33, Lake Elizabeth Twp., Kandiyohi County, Minnesota.

PROPOSED PARCEL 1 DESCRIPTION

Part of the West Half of the Northeast Quarter, and part of the North Half of the Northwest Quarter, Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, described as follows:

Beginning at the north quarter corner of said Section 24;
thence on an assumed bearing of North 89 degrees 55 minutes 53 seconds West along the north line of said Northwest Quarter 470.58 feet;
thence South 04 degrees 45 minutes 58 seconds West 1031.97 feet;
thence South 49 degrees 20 minutes 52 seconds East 53.55 feet;
thence North 88 degrees 13 minutes 31 seconds East 447.76 feet;
thence North 03 degrees 25 minutes 41 seconds West 281.50 feet;
thence North 08 degrees 35 minutes 30 seconds East 223.27 feet;
thence South 87 degrees 05 minutes 37 seconds East 552.87 feet;
thence South 01 degrees 31 minutes 24 seconds West 726.10 feet;
thence North 89 degrees 52 minutes 42 seconds West 360.37 feet;
thence South 79 degrees 55 minutes 30 seconds West 130.67 feet to the southeast corner of said North Half of the Northwest Quarter of said Section 24;
thence South 00 degrees 20 minutes 15 seconds West along the West line of said West Half of the Northeast 1323.08 feet to the southwest corner of said West Half of the Northeast Quarter;
thence South 89 degrees 51 minutes 21 seconds East along the South line of said Northeast Quarter 1310.97 feet to the west line of the East 7.50 feet of said West Half of the Northeast Quarter;
thence North 00 degrees 22 minutes 27 seconds East along last said West line 2648.09 feet to the north line of said Northeast Quarter;
thence North 89 degrees 56 minutes 22 seconds West along the North line of said Northeast Quarter 1312.67 feet to the point of beginning.

This parcel contains 82.87 acres and is subject to any and all easements of record.

PROPOSED PARCEL 2 DESCRIPTION

Part of the North Half of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter, Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 24;
thence on an assumed bearing of North 89 degrees 55 minutes 53 seconds West along the north line of said Northwest Quarter 470.58 feet;
thence South 04 degrees 45 minutes 58 seconds West 1031.97 feet;
thence South 49 degrees 20 minutes 52 seconds East 53.55 feet;
thence North 88 degrees 13 minutes 31 seconds East 447.76 feet;
thence South 03 degrees 25 minutes 41 seconds East 274.62 feet to the south line of the North Half of the Northwest Quarter;
thence North 89 degrees 53 minutes 37 seconds West along the south line of said North Half of the Northwest Quarter 920.88 feet to the point of beginning of the parcel to be described;
thence North 10 degrees 39 minutes 53 seconds East 502.62 feet;
thence North 38 degrees 00 minutes 36 seconds West 102.18 feet;
thence North 66 degrees 08 minutes 48 seconds West 492.81 feet;
thence North 03 degrees 37 minutes 22 seconds East 550.26 feet to the north line of the Northwest Quarter;
thence North 89 degrees 55 minutes 53 seconds West along said North line of said Northwest Quarter 1282.24 feet to the northwest corner of said Section 24;
thence South 00 degrees 16 minutes 05 seconds West along the West line of said Northwest Quarter 749.68 feet;
thence North 85 degrees 50 minutes 00 seconds East 221.16 feet;
thence South 06 degrees 48 minutes 07 seconds East 257.79 feet;
thence South 79 degrees 04 minutes 34 seconds East 214.25 feet;
thence South 30 degrees 30 minutes 43 seconds East 238.99 feet;
thence South 73 degrees 41 minutes 27 seconds East 89.62 feet;
thence North 71 degrees 42 minutes 54 seconds East 159.63 feet;
thence North 89 degrees 07 minutes 02 seconds East 194.06 feet;
thence South 02 degrees 18 minutes 32 seconds West 500.07 feet;
thence South 48 degrees 14 minutes 42 seconds East 117.47 feet;
thence South 80 degrees 03 minutes 32 seconds East 235.83 to the east line of said Southwest Quarter of the Northwest Quarter of said Section 24;
thence North 00 degrees 18 minutes 11 seconds East along said East line 503.02 feet to the northeast corner of said Southwest Quarter of the Northwest Quarter;
thence South 89 degrees 53 minutes 37 seconds East along the South line of said North Half of the Northwest Quarter 354.74 feet to the point of beginning.

This parcel contains 42.50 acres and is subject to any and all easements of record.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2025
www.egrud.com

PROPOSED PARCEL 3 DESCRIPTION

Part of the North Half of the Northwest Quarter, Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 24;
thence on an assumed bearing of North 89 degrees 55 minutes 53 seconds West along the north line of said Northwest Quarter 470.58 feet to the point of beginning of the parcel to be described;
thence South 04 degrees 45 minutes 58 seconds West 1031.97 feet;
thence South 49 degrees 20 minutes 52 seconds East 53.55 feet;
thence North 88 degrees 13 minutes 31 seconds East 447.76 feet;
thence South 03 degrees 25 minutes 41 seconds East 274.62 feet to the south line of the North Half of the Northwest Quarter;
thence North 89 degrees 53 minutes 37 seconds West along the south line of said North Half of the Northwest Quarter 920.88 feet;
thence North 10 degrees 39 minutes 53 seconds East 502.62 feet;
thence North 38 degrees 00 minutes 36 seconds West 102.18 feet;
thence North 66 degrees 08 minutes 48 seconds West 492.81 feet;
thence North 03 degrees 37 minutes 22 seconds East 550.26 feet to said north line of the Northwest Quarter;
thence South 89 degrees 55 minutes 53 seconds East along said North line of said Northwest Quarter 887.89 feet to the point of beginning.

This parcel contains 22.04 acres and is subject to any and all easements of record.

PROPOSED PARCEL 4 DESCRIPTION

Part of the North Half of the Northwest Quarter and part of the Southwest Quarter of the Northwest Quarter, Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter;
thence South 00 degrees 16 minutes 05 seconds West along the West line of said Northwest Quarter 749.68 feet to the point of beginning of the parcel to be described;
thence North 85 degrees 50 minutes 00 seconds East 221.16 feet;
thence South 06 degrees 48 minutes 07 seconds East 257.79 feet;
thence South 79 degrees 04 minutes 34 seconds East 214.25 feet;
thence South 30 degrees 30 minutes 43 seconds East 238.99 feet;
thence South 73 degrees 41 minutes 27 seconds East 89.62 feet;
thence North 71 degrees 42 minutes 54 seconds East 159.63 feet;
thence North 89 degrees 07 minutes 02 seconds East 194.06 feet;
thence South 02 degrees 18 minutes 32 seconds West 500.07 feet;
thence South 48 degrees 14 minutes 42 seconds East 117.47 feet;
thence South 80 degrees 03 minutes 32 seconds East 235.83 to the east line of said Southwest Quarter of the Northwest Quarter of said Section 24;
thence South 00 degrees 18 minutes 11 seconds West along said East line 819.19 feet to the southeast corner of said Southwest Quarter of the Northwest Quarter;
thence North 89 degrees 51 minutes 21 seconds West along the south line of said Northwest Quarter 1318.75 feet to the southwest corner of said Northwest Quarter;
thence North 00 degrees 16 minutes 05 seconds East along the West line of said Northwest Quarter 1893.00 feet to the point of beginning.

This parcel contains 42.91 acres and is subject to any and all easements of record.

PROPOSED PARCEL A DESCRIPTION (Parcel A, not part of auction sale)

Part of the West Half of the Northeast Quarter, and part of the North Half of the Northwest Quarter, Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 24;
thence on an assumed bearing of North 89 degrees 55 minutes 53 seconds West along the north line of said Northwest Quarter 470.58 feet;
thence South 04 degrees 45 minutes 58 seconds West 1031.97 feet;
thence South 49 degrees 20 minutes 52 seconds East 53.55 feet;
thence North 88 degrees 13 minutes 31 seconds East 447.76 feet to the point of beginning of the parcel to be described;
thence North 03 degrees 25 minutes 41 seconds West 281.50 feet;
thence North 08 degrees 35 minutes 30 seconds East 223.27 feet;
thence South 87 degrees 05 minutes 37 seconds East 552.87 feet;
thence South 01 degrees 31 minutes 24 seconds West 726.10 feet;
thence North 89 degrees 52 minutes 42 seconds West 360.37 feet;
thence South 79 degrees 55 minutes 30 seconds West 130.67 feet to the southeast corner of said North Half of the Northwest Quarter of said Section 24;
thence North 89 degrees 53 minutes 37 seconds West along the South line of said North Half of the Northeast Quarter 43.93 feet to the intersection of a line bearing South 03 degrees 25 minutes 41 seconds East from the point of beginning;
thence North 03 degrees 25 minutes 41 seconds West along the last described line 274.62 feet to the point of beginning.

This parcel contains 9.57 acres and is subject to any and all easements of record.

PROPOSED PARCEL B DESCRIPTION (Parcel B, not part of auction sale)

The East 7.50 feet of the West Half of the Northeast Quarter of Section 24, Township 118, Range 33, Kandiyohi County, Minnesota.

This parcel contains 0.46 acres and is subject to any and all easements of record.

PROPOSED EASEMENT DESCRIPTION (Parcel 1 - servient estate, Parcel A - dominant estate)

A 25.00 foot wide easement for driveway purposes and the right of ingress and egress, over, under and across part of the West Half of the Northeast Quarter of Section 24, Township 118, Range 33, Kandiyohi County, Minnesota, the centerline of said 25.00 foot wide easement described as follows:

Commencing at the north quarter corner of said Section 24;
thence on an assumed bearing of South 89 degrees 56 minutes 22 seconds East along the north line of said Northeast Quarter 16.50 feet to the point of beginning of said centerline to be described;
thence South 00 degrees 36 minutes 19 seconds West 551.00 feet and said centerline there terminating.

I hereby certify that this survey, plan or report 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.

KURT D. NELSON

Date: 10/06/26 License No. 45356

SHEET 2 OF 2 SHEETS

DRAWN BY: EMS		JOB NO: 260950	DATE: 10/05/26
CHECK BY: KDN		FIELD CREW: JWM & LAD	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

260950