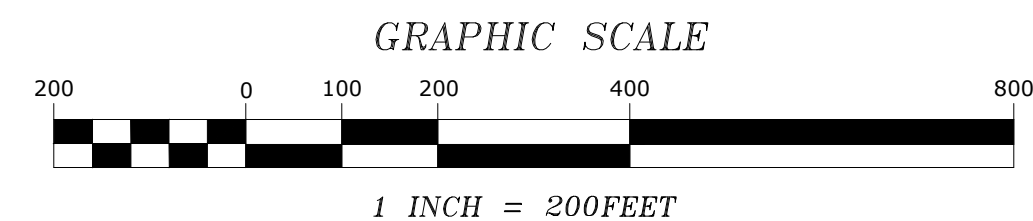
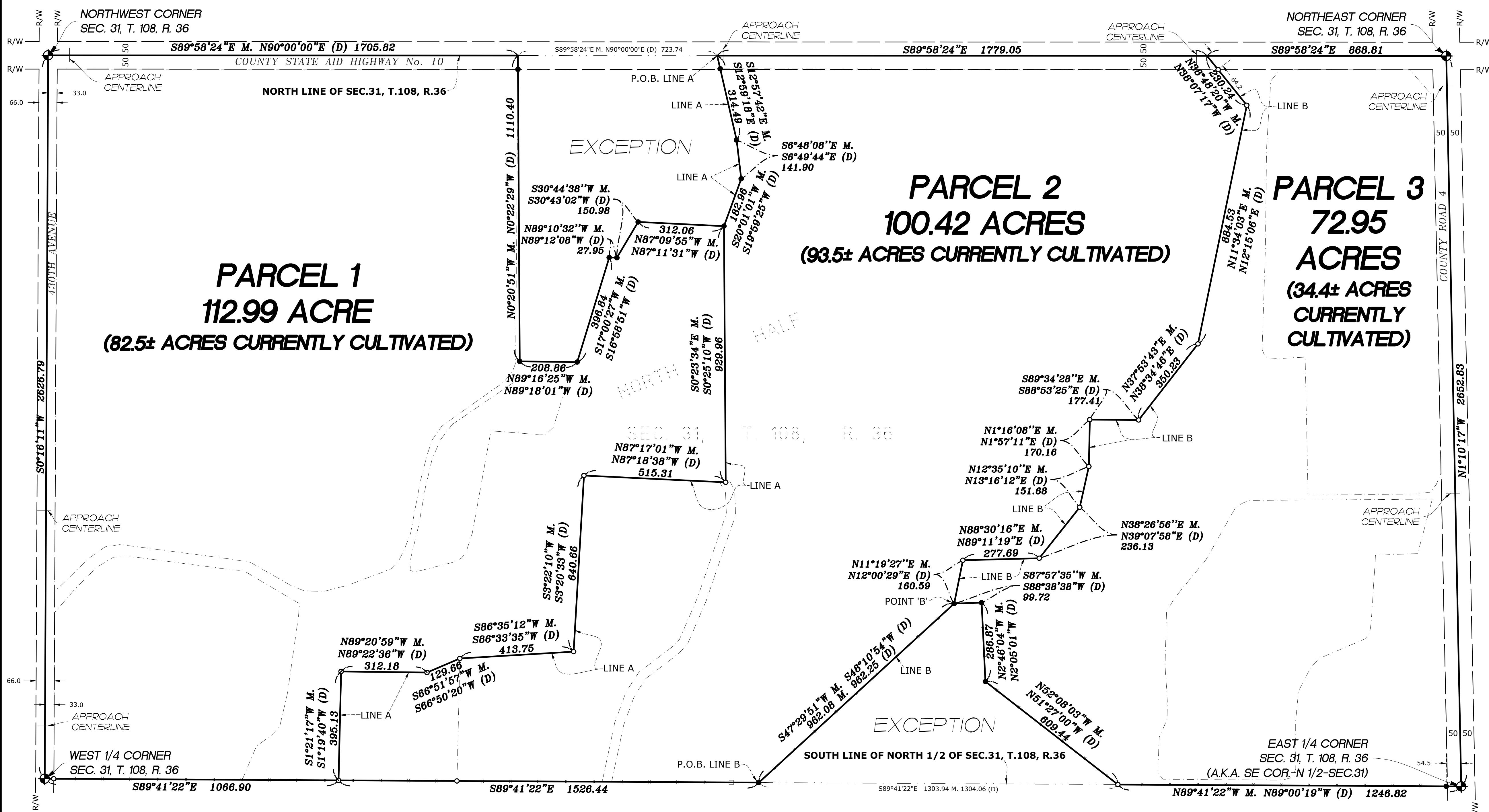
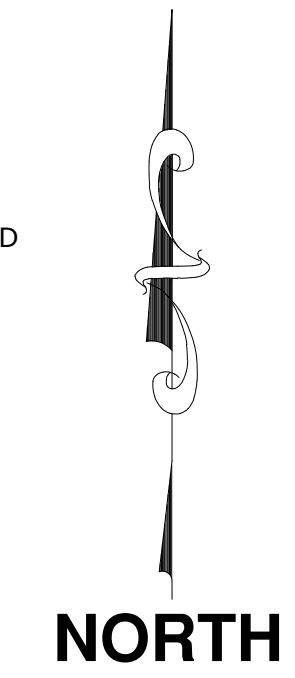


# CERTIFICATE OF SURVEY

for BRAIN & JAN DUNKELBERGER & HENSLIN AUCTIONS, INC. & SULLIVAN AUCTIONEERS, LLC  
of North Half of Sec 31, Twp. 108, Rge. 36, Germantown Township, Cottonwood County, MN



- ### LEGEND
- DENOTES IRON MONUMENT FOUND
  - DENOTES IRON MONUMENT SET
  - DENOTES COTTONWOOD COUNTY MONUMENT
  - ⊕ DENOTES POST
  - DENOTES FENCE
  - M. DENOTES MEASURED DISTANCE OR BEARING
  - (D) DENOTES DISTANCE OR BEARING PER RECORD DEED



### PARCEL 3, PROPOSED DESCRIPTION

Part of the North Half of Section 31, Township 108, Range 36, Cottonwood County, Minnesota, lying easterly and southeasterly of the following described line: Commencing at the southeast corner of said North Half of said Section 31; thence on an assumed bearing of North 89 degrees 00 minutes 19 seconds West along the south line of said North Half of said Section 31, a distance of 1246.82 feet to the point of beginning of said line to be described;

thence North 51 degrees 27 minutes 00 seconds West 609.44 feet to a point marked by an iron stake;

thence North 02 degrees 05 minutes 01 seconds West 286.87 feet to a point marked by an iron stake;

thence South 88 degrees 38 minutes 38 seconds West 99.72 feet to a point marked by an iron stake;

thence North 12 degrees 00 minutes 29 seconds East 160.59 feet;

thence North 89 degrees 11 minutes 19 seconds East 277.69 feet;

thence North 39 degrees 07 minutes 58 seconds East 236.13 feet;

thence North 13 degrees 16 minutes 12 seconds East 151.68 feet;

thence North 01 degrees 57 minutes 11 seconds East 170.16 feet;

thence South 88 degrees 53 minutes 25 seconds East 177.41 feet;

thence North 38 degrees 34 minutes 46 seconds East 350.23 feet;

thence North 12 degrees 15 minutes 06 seconds East 884.53 feet;

thence North 38 degrees 07 minutes 17 seconds West 230.24 feet to the north line of said Section 31 and said Line there terminating.

### NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 12/1/21.
- Measured Bearings shown are based on the Cottonwood County Coordinate System NAD83 (96 ADJ.).
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

### PARCEL 1, PROPOSED DESCRIPTION

Part of the North Half of Section 31, Township 108, Range 36, Cottonwood County, Minnesota, lying westerly of the following described line:

Commencing at the northwest corner of said Section 31; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the north line of said Section 31, a distance of 2429.56 feet to the point of beginning of the line to be described; thence South 12 degrees 59 minutes 18 seconds East 314.49 feet; thence South 06 degrees 49 minutes 44 seconds East 141.90 feet; thence South 19 degrees 59 minutes 25 seconds West 182.96 feet; thence South 00 degrees 25 minutes 10 seconds West 929.96 feet; thence North 87 degrees 18 minutes 38 seconds West 515.31 feet; thence South 03 degrees 20 minutes 33 seconds West 640.66 feet; thence South 86 degrees 33 minutes 35 seconds West 413.75 feet; thence South 66 degrees 50 minutes 20 seconds West 129.66 feet; thence North 89 degrees 22 minutes 36 seconds West 312.18 feet; thence South 01 degrees 19 minutes 40 seconds West 395.13 feet to the south line of said North Half of Section 31 and said line there terminating. Excepting therefrom the following described tract:

Part of the North Half of Section 31, Township 108 North, Range 26 West in Germantown Township, Cottonwood County, Minnesota described as follows: Commencing at an existing iron monument at the Northwest corner of said Section 31; thence North 90 degrees 00 minutes 00 seconds East, assumed bearing, along the North line of said Section 31, and along the centerline of County State Aid Highway No. 10 as exists, a distance of 1705.82 feet to the point of beginning; thence Continuing North 90 degrees 00 minutes 00 seconds East, along said North line and along said centerline as exists, a distance of 723.74 feet; thence South 12 degrees 59 minutes 18 seconds East a distance of 314.49 feet; thence South 06 degrees 49 minutes 44 seconds East a distance of 141.90 feet; thence South 19 degrees 59 minutes 25 seconds West a distance of 182.96 feet; thence North 87 degrees 18 minutes 38 seconds West a distance of 515.31 feet; thence South 03 degrees 20 minutes 33 seconds West a distance of 640.66 feet; thence South 86 degrees 33 minutes 35 seconds West a distance of 413.75 feet; thence South 66 degrees 50 minutes 20 seconds West a distance of 129.66 feet; thence North 89 degrees 22 minutes 36 seconds West a distance of 312.18 feet; thence South 01 degrees 19 minutes 40 seconds West a distance of 395.13 feet; thence North 02 degrees 05 minutes 01 seconds West 286.87 feet to a point marked by an iron stake; thence South 88 degrees 38 minutes 38 seconds West 99.72 feet to a point marked by an iron stake and said point being hereinafter referred to as Point 'B'; thence South 48 degrees 10 minutes 54 seconds West 962.25 feet to a point marked by an iron stake on said south line of the North Half of said Section 31 and said point being the point of beginning of said Line B, to be described; thence returning North 48 degrees 10 minutes 54 seconds East 962.25 feet to the aforementioned Point 'B'; thence North 12 degrees 00 minutes 29 seconds East 160.59 feet; thence North 89 degrees 11 minutes 19 seconds East 277.69 feet; thence North 39 degrees 07 minutes 58 seconds East 236.13 feet; thence North 13 degrees 16 minutes 12 seconds East 151.68 feet; thence North 01 degrees 57 minutes 11 seconds East 170.16 feet; thence South 88 degrees 53 minutes 25 seconds East 177.41 feet; thence North 38 degrees 34 minutes 46 seconds East 350.23 feet; thence North 12 degrees 15 minutes 06 seconds East 884.53 feet; thence North 38 degrees 07 minutes 17 seconds West 230.24 feet to the north line of said Section 31 and said Line B, there terminating.

This tract contains 112.99 acres and is subject to existing highway easement, existing road easement, any and all other easements of record.

### PARCEL 2, PROPOSED DESCRIPTION

Part of the North Half of Section 31, Township 108, Range 36, Cottonwood County, Minnesota, lying easterly of Line A described below and lying northwesterly and westerly of Line B described below:

Line A: Commencing at the northwest corner of said Section 31; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the north line of said Section 31, a distance of 2429.56 feet to the point of beginning of the said Line A, to be described; thence South 12 degrees 59 minutes 18 seconds East 314.49 feet; thence South 06 degrees 49 minutes 44 seconds East 141.90 feet; thence South 19 degrees 59 minutes 25 seconds West 182.96 feet; thence South 00 degrees 25 minutes 10 seconds West 929.96 feet; thence North 87 degrees 18 minutes 38 seconds West 515.31 feet; thence South 03 degrees 20 minutes 33 seconds West 640.66 feet; thence South 86 degrees 33 minutes 35 seconds West 413.75 feet; thence South 66 degrees 50 minutes 20 seconds West 129.66 feet; thence North 89 degrees 22 minutes 36 seconds West 312.18 feet; thence South 01 degrees 19 minutes 40 seconds West 395.13 feet to the south line of said North Half of Section 31 and said Line A, there terminating.

Line B: Commencing at the southeast corner of said North Half of said Section 31; thence on an assumed bearing of North 89 degrees 00 minutes 19 seconds West along the south line of said North Half of said Section 31, a distance of 1246.82 feet; thence North 51 degrees 27 minutes 00 seconds West 609.44 feet to a point marked by an iron stake; thence North 02 degrees 05 minutes 01 seconds West 286.87 feet to a point marked by an iron stake; thence South 88 degrees 38 minutes 38 seconds West 99.72 feet to a point marked by an iron stake and said point being hereinafter referred to as Point 'B'; thence South 48 degrees 10 minutes 54 seconds West 962.25 feet to a point marked by an iron stake on said south line of the North Half of said Section 31 and said point being the point of beginning of said Line B, to be described; thence returning North 48 degrees 10 minutes 54 seconds East 962.25 feet to the aforementioned Point 'B'; thence North 12 degrees 00 minutes 29 seconds East 160.59 feet; thence North 89 degrees 11 minutes 19 seconds East 277.69 feet; thence North 39 degrees 07 minutes 58 seconds East 236.13 feet; thence North 13 degrees 16 minutes 12 seconds East 151.68 feet; thence North 01 degrees 57 minutes 11 seconds East 170.16 feet; thence South 88 degrees 53 minutes 25 seconds East 177.41 feet; thence North 38 degrees 34 minutes 46 seconds East 350.23 feet; thence North 12 degrees 15 minutes 06 seconds East 884.53 feet; thence North 38 degrees 07 minutes 17 seconds West 230.24 feet to the north line of said Section 31 and said Line B, there terminating.

This tract contains 100.42 acres and is subject to existing highway easement, any and all other easements of record.

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
335 Main Ave., P.O. Box 988  
Gaylord, MN 55334  
Tel. (507) 237-5212

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*  
KURT D. NELSON  
Date: 2DEC21 License No. 45356

DRAWN BY:	SW	JOB NO.:	21.1436BS	DATE:	11/11/2021
CHECK BY:	KDN	FIELD CREW:	JWM		
1	2DEC21	REV. PARCELS 1 & 2		KDN	
2					
3					
NO.	DATE	DESCRIPTION		BY	