

Suggested Land Description
Government Lot 3 and Government Lot 4 all in Section 3, Township 115 North, Range 39 West of the Fifth Principal Meridian, Yellow Medicine County, Minnesota.

AND ALSO

Government Lot 2 of said Section 3, EXCEPTING therefrom the parcel described as follows:

- Commencing at right of way point B629, as shown on the record plat entitled STATE HIGHWAY RIGHT OF WAY PLAT No. 87-16, on file in the office of the Yellow Medicine County Recorder;
- thence on an assumed bearing of North 0 degrees 36 minutes 12 seconds East, along the west line of said Section 3, a distance of 99.74 feet to the center line of the State Highway, which is the point of beginning of the land to be described;
- thence on a bearing of South 86 degrees 28 minutes 22 seconds East, along the center line of the State Highway, a distance of 42.17 feet;
- thence southeasterly a distance of 353.84 feet, along the center line of the State Highway, on a tangential curve concave to the southwest having a radius of 716.79 feet and a central angle of 28 degrees 17 minutes 00 seconds;
- thence on a bearing of South 58 degrees 11 minutes 22 seconds East, tangent to last said curve, a distance of 280.20 feet;
- thence on a bearing of North 31 degrees 48 minutes 38 seconds East a distance of 40.00 feet to the southerly line of Deeds Book 95, page 677, on file in the office of the Yellow Medicine County Recorder;
- thence on a bearing of North 58 degrees 11 minutes 22 seconds West, along the southerly line of said Deeds Book 95, page 677, a distance of 190.00 feet to the easterly line of said Deeds Book 95, page 677;
- thence on a bearing of North 31 degrees 48 minutes 38 seconds east, along the easterly line of said Deeds Book 95, page 677, a distance of 35.00 feet to the southerly line of said Deeds Book 95, page 677;
- thence on a bearing of North 58 degrees 11 minutes 22 seconds West, along the southerly line of said Deeds Book 95, page 677, a distance of 90.20 feet;
- thence northwesterly a distance of 390.86 feet, along the southerly line of said Deeds Book 95, page 677, on a tangential curve concave to the southwest having a radius of 791.79 feet and a central angle of 28 degrees 17 minutes 00 seconds;
- thence on a bearing of North 86 degrees 28 minutes 22 seconds West, along the southerly line of said Deeds Book 95, page 677, tangent to last said curve, a distance of 46.01 feet to the west line of said Section 3;
- thence on a bearing of South 0 degrees 36 minutes 12 seconds West, along the west line of said Section 3, a distance of 75.10 feet to the point of beginning.

AND ALSO

The East Half of the Southwest Quarter of the Northwest Quarter of said Section 3.

This is a survey of:
part of:
Gov't Lot 2, Gov't Lot 3, Gov't Lot 4, SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all in Section 3 and also Gov't Lot 3 and SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of Section 4

All located in:
T115N-R39W, Minnesota Falls Township, Yellow Medicine County, Minnesota

AND ALSO

That part of the West Half of the Southwest Quarter of the Northwest Quarter of said Section 3, lying northerly of the following described line:

- Commencing at the northwest corner of said Southwest Quarter of the Northwest Quarter;
- thence on an assumed bearing of South 0 degrees 36 minutes 12 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, a distance of 170.00 feet to the point of beginning of the line to be described;
- thence on a bearing of South 68 degrees 14 minutes 03 seconds East a distance of 728.33 feet to the east line of said West Half of the Southwest Quarter of the Northwest Quarter and said line there terminating.

AND ALSO

That part of the Southeast Quarter of the Northwest Quarter of said Section 3, described as follows:

Beginning at the Northwest corner of said Southeast Quarter of the Northwest Quarter, thence seven hundred eleven (711) feet south, thence two hundred eighty-five and one-half (285½) feet east, thence east 25 degrees north five hundred eighteen (518) feet, to the center of Trunk Highway No. 67, thence northwesterly along said Highway 67 to the south boundary line of Government Lot Three (3) in said Section, thence West 292 feet along the south boundary line of said Government Lot Three (3) to the place of beginning.

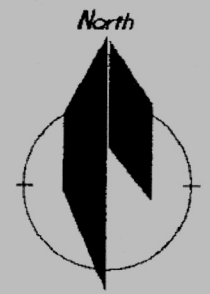
AND ALSO

That part of Government Lot 3 of Section 4, Township 115 North, Range 39 West of the Fifth Principal Meridian, Yellow Medicine County, Minnesota, lying easterly and southerly of the easterly and southerly line of the record plat entitled STATE HIGHWAY RIGHT OF WAY PLAT No. 87-16, on file in the office of the Yellow Medicine County Recorder.

AND ALSO

That part of the Southeast Quarter of the Northeast Quarter of said Section 4, lying northerly of the following described line:

- Commencing at the northeast corner of said Southeast Quarter of the Northeast Quarter;
- thence on an assumed bearing of South 0 degrees 36 minutes 12 seconds West, along the east line of said Southeast Quarter of the Northeast Quarter, a distance of 170.00 feet to the point of beginning of the line to be described;
- thence on a bearing of North 65 degrees 15 minutes 28 seconds West a distance of 190.01 feet;
- thence on a bearing of North 35 degrees 31 minutes 41 seconds West a distance of 72.00 feet;
- thence on a bearing of North 81 degrees 01 minutes 41 seconds West, a distance of 181.00 feet to a point on the north line of said Southeast Quarter of the Northeast Quarter, which is 395.00 feet westerly of the northeast corner of said Southeast Quarter of the Northeast Quarter, as measured along the north line of said Southeast Quarter of the Northeast Quarter and said line there terminating.



This drawing prepared by:

Bonnema Runke Stern Inc.

Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

Office (320) 231-2844 Fax (320) 231-2827

Requested by: Granite Falls Memorial Park



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Inc. Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- Approximate Right of Way Line
- - - - - Fence Line
- ↑ Change in direction

All Documents referred to on this survey can be found on file in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2019.

Matthew D. Runke

Date **December 2, 2019** License No. 40171

E $\frac{1}{4}$ Corner
● Section 3
(Doc. No. 165185)