

# CERTIFICATE OF SURVEY

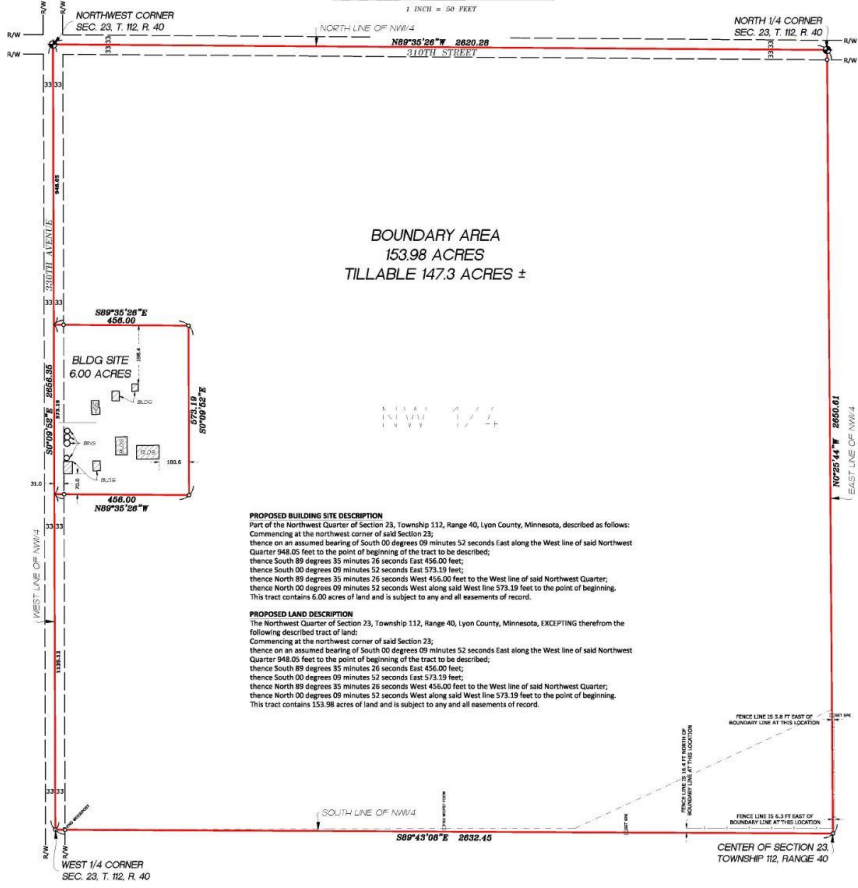
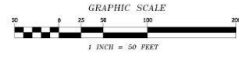
~for~ HENSLIN AUCTIONS  
 ~of~ NW1/4, Sec. 23, T. 112, R. 40  
 Stanley Township, Lyon County, MN

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED ALSO 15475
- ◐ DENOTES LYON COUNTY MONUMENT

## NOTES

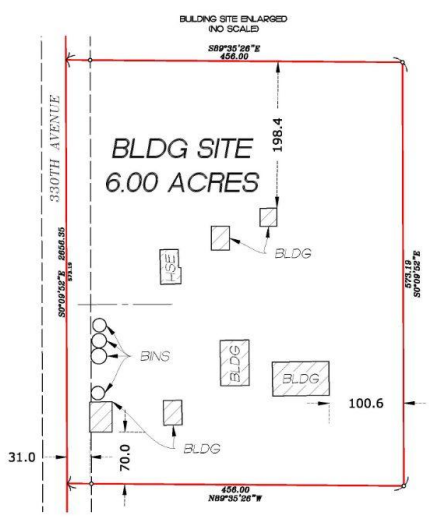
- Field survey was completed by E.G. Rud and Sons, Inc. on 08/16/2021.
- Bearings shown are on an assumed datum.
- Parcel ID Number: 00-00-000-00-0000.
- This survey was prepared without the benefit of the work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.



**BOUNDARY AREA**  
 153.98 ACRES  
 TILLABLE 147.3 ACRES ±

**PROPOSED BUILDING SITE DESCRIPTION**  
 Part of the Northwest Quarter of Section 23, Township 112, Range 40, Lyon County, Minnesota, described as follows:  
 Commencing at the northwest corner of said Section 23;  
 thence on an assumed bearing of South 00 degrees 09 minutes 52 seconds East along the West line of said Northwest Quarter 948.05 feet to the point of beginning of the tract to be described;  
 thence South 89 degrees 35 minutes 26 seconds East 456.00 feet;  
 thence South 00 degrees 09 minutes 52 seconds East 573.19 feet;  
 thence North 89 degrees 35 minutes 26 seconds West 456.00 feet to the West line of said Northwest Quarter;  
 thence North 00 degrees 09 minutes 52 seconds West along said West line 373.19 feet to the point of beginning.  
 This tract contains 6.00 acres of land and is subject to any and all easements of record.

**PROPOSED LAND DESCRIPTION**  
 The Northwest Quarter of Section 23, Township 112, Range 40, Lyon County, Minnesota, EXCEPTING therefrom the following described tract of land:  
 Commencing at the northwest corner of said Section 23;  
 thence on an assumed bearing of South 00 degrees 09 minutes 52 seconds East along the West line of said Northwest Quarter 948.05 feet to the point of beginning of the tract to be described;  
 thence South 89 degrees 35 minutes 26 seconds East 456.00 feet;  
 thence South 00 degrees 09 minutes 52 seconds East 573.19 feet;  
 thence North 89 degrees 35 minutes 26 seconds West 456.00 feet to the West line of said Northwest Quarter;  
 thence North 00 degrees 09 minutes 52 seconds West along said West line 373.19 feet to the point of beginning.  
 This tract contains 153.98 acres of land and is subject to any and all 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.  
 Avery Grodzki  
 Date: 8/16/2021 License No. 15475  
 EXAMINER: [Signature] DATE: 8/16/2021  
 CHECK BY: AC FIELD-0828-3881  

NO.	DATE	DESCRIPTION	BY