

BOUNDARY SURVEY

~for~ Donald Olson  
~Part of~ N 1/2 of the NE 1/4, Sec. 6, T. 111 N, R. 25 W,  
Sharon Township, Le Sueur County, Minnesota

PARCEL A, PROPOSED DESCRIPTION

Part of the North Half of the Northeast Quarter of Section 6, Township 111 North, Range 25 West, Le Sueur County, Minnesota described as follows:

Commencing at the North Quarter corner of said Section 6;  
thence on an assumed bearing South 01 degrees 17 minutes 14 seconds West along the west line of said Northeast Quarter 814.90 feet to the point of beginning of the parcel to be described;  
thence continuing South 01 degrees 17 minutes 14 seconds West along said West line 507.59 feet to the South line of said North Half of the Northeast Quarter, according to the Original United States Government Survey thereof;  
thence South 89 degrees 06 minutes 01 seconds East along said South line 400.01 feet;  
thence North 01 degrees 17 minutes 14 seconds East 583.39 feet;  
thence South 80 degrees 11 minutes 00 seconds West 407.63 feet to the point of beginning.

This parcel contains 5.01 acres and is subject to and all easements of record.

PROPOSED REMNANT PARCEL DESCRIPTION

The North Half of the Northeast Quarter of Section 6, Township 111 North, Range 25 West, Le Sueur County, Minnesota

EXCEPTING THEREFROM:

Commencing at the North Quarter corner of said Section 6;  
thence on an assumed bearing South 01 degrees 17 minutes 14 seconds West along the west line of said Northeast Quarter 814.90 feet to the point of beginning of the parcel to be described;  
thence continuing South 01 degrees 17 minutes 14 seconds West along said West line 507.59 feet to the South line of said North Half of the Northeast Quarter, according to the Original United States Government Survey thereof;  
thence South 89 degrees 06 minutes 01 seconds East along said South line 400.01 feet;  
thence North 01 degrees 17 minutes 14 seconds East 583.39 feet;  
thence South 80 degrees 11 minutes 00 seconds West 407.63 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

Commencing at the Northeast corner of said Section 6;  
thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) on the East ling of the Northeast Quarter of said Section 6 a distance of 906.14 feet;  
thence North 90 degrees 00 minutes 00 seconds West, 1352.02 feet to the point of beginning;  
thence South 80 degrees 51 minutes 47 seconds West, 434.80 feet;  
thence South 00 degrees 00 minutes 00 seconds West 352 feet more or less to the South line of the North Half of Section 6;  
thence easterly on said South line to a point that bears South 08 degrees 53 minutes 01 seconds East from the point of beginning;  
thence North 08 degrees 53 minutes 01 seconds West , 434 feet more or less to the point of beginning.  
Said parcel contains 4.2 acres of land more or less and being subject to and together with any and all easements of record.

ALSO EXCEPTING THEREFROM:

The East 1,000 feet of the Northeast Quarter of the Northeast Quarter of said Section 6 Township 111 North, Range 25 West, Le Sueur County, Minnesota.

PROPOSED EASEMENT DESCRIPTIONS

A 50.00 foot wide easement for the right of ingress and egress, over, under and across part of the North Half of the Northeast quarter of Section 6, Township 111 North, Range 25 West, Le Sueur County, Minnesota the centerline of said 50.00 foot wide easement described as follows:

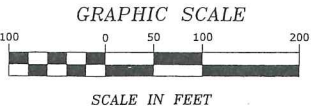
Commencing at the North Quarter corner of said Section 6;  
thence on an assumed bearing South 01 degrees 17 minutes 14 seconds West along the west line of said Northeast Quarter 1322.49 feet to the south line of said North Half of the Northeast Quarter according, to the Original United States Government survey thereof;  
thence South 89 degrees 06 minutes 01 seconds East along said south line 135.91 feet to the point of beginning of said centerline to be described;  
thence North 04 degrees 38 minutes 08 seconds East 118.17 feet;  
thence North 15 degrees 19 minutes 50 seconds West 64.93 feet;  
thence North 03 degrees 35 minutes 35 seconds East 370 feet and said centerline there terminating.

ALSO

A 25.00 foot wide easement for the right of ingress and egress, over, under and across part of the North Half of the Northeast quarter of Section 6, Township 111 North, Range 25 West, Le Sueur County, Minnesota, the easterly line of said 25.00 foot wide easement described as follows:

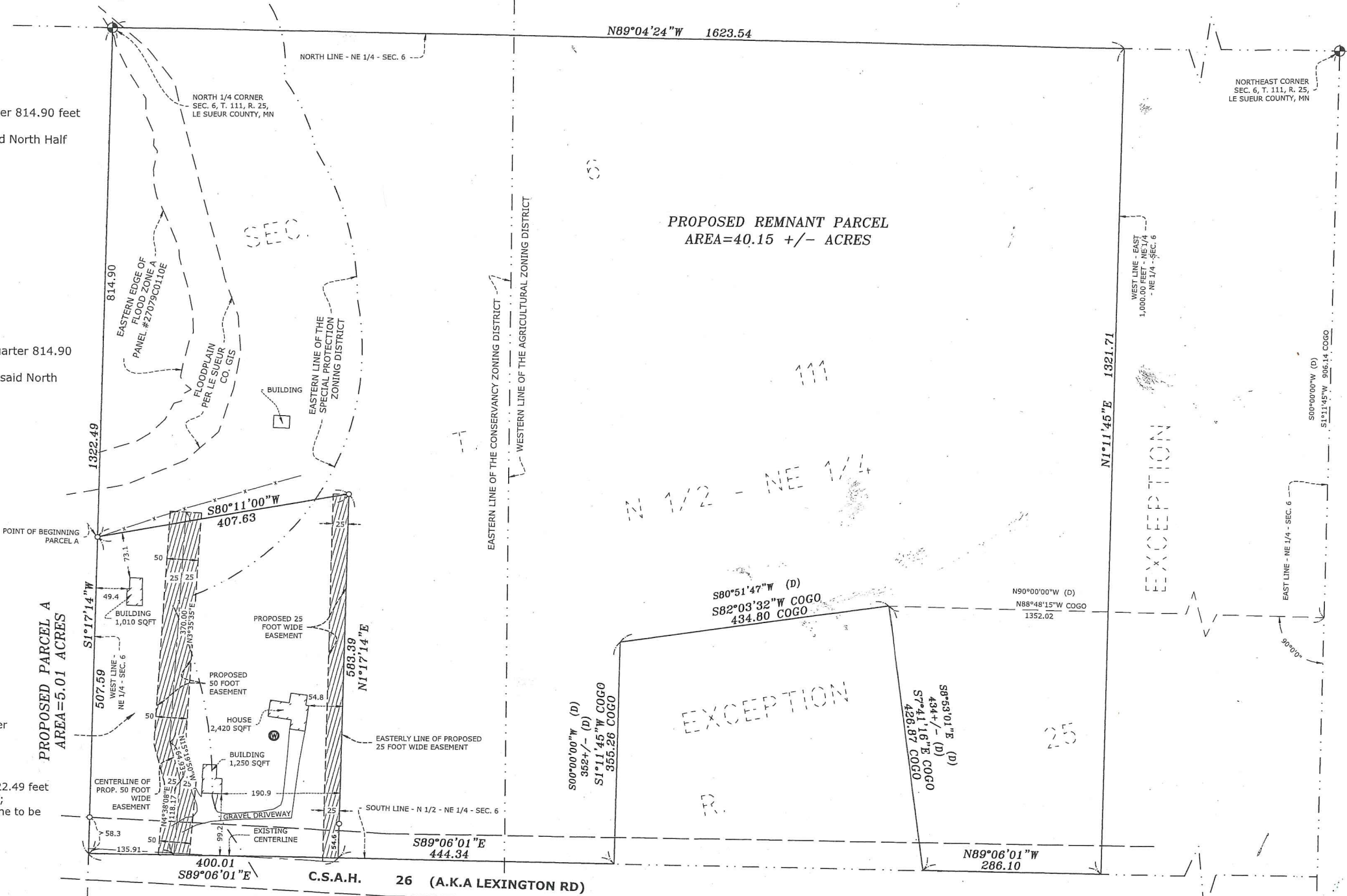
Commencing at the North Quarter corner of said Section 6;  
thence on an assumed bearing South 01 degrees 17 minutes 14 seconds West along the west line of said Northeast Quarter 1322.49 feet to the south line of said North Half of the Northeast Quarter, according to the Original United States Government survey thereof;  
thence South 88 degrees 59 minutes 50 seconds East along said South line 400.01 feet to the point of beginning of said easterly line of said 25.00 wide easement to be described;  
thence North 01 degrees 17 minutes 14 seconds East 583.39 feet and said easterly line there terminating.

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



LEGEND

- DENOTES IRON MONUMENT SET, MARKED #S 45356/52705
- ⊕ DENOTES LE SUEUR COUNTY SECTION CORNER
- (D) DENOTES BEARING/DISTANCE PER WARRANTY DEED DOC. NO. 218625
- COGO DENOTES BEARING/DISTANCE DERIVED FROM COORDINATE GEOMETRY
- ⊙ DENOTES WELL
- DENOTES FENCE
- /// DENOTES PROPOSED EASEMENT AREA



PROPOSED PARCEL A IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA .....218,236 SQFT (5.01 AC)

(ALL)EXISTING STRUCTURES .....4,680 SQFT  
EXISTING GRAVEL DRIVEWAY .....6,000 SQFT  
TOTAL IMPERVIOUS SURFACE .....10,680 SQFT  
PERCENT IMPERVIOUS .....4.9%  
(DOES NOT INCLUDE IMPROVEMENTS WITHIN RIGHT-OF-WAY)

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/18/25.
- Bearings shown are on Le Sueur County County Coordinate System.
- Proposed Parcel is partially zoned Special Protections/Shoreland (SP). Fully within Conservancy (C) and Mineral Resources (MR) Overlay District per Le Sueur County zoning map dated February 1st, 2013.
- Parent Parcel ID Number: 11.006.2700.
- 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.

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: 19JULY25 License No. 45356

DRAWN BY: EMS	JOB NO: 250689	DATE: 07/14/25
CHECK BY: KDN	FIELD CREW: JWM & LAD	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY