SURVEY IN THE W 1/2, SW 1/4, SEC 14, T102N R45W, LUVERNE TOWNSHIP, -W. 1/4 COR. SEC. 14, FOUND A 1/2" REBAR IN CITY OF LUVERNE, ROCK COUNTY, MINNESOTA CONCRETE (SURFACE). VICINITY MAP (NOT TO SCALE) W. 1/4 COR. SEC. 14, PARCEL 20-1943-000 / PARCEL 20-1939-000 HIGHWAY FOUND A CAPPED REBAR MARKED WITH LIC. #3172. N. LINE DOC. NO. 208189-(DEED 440) (DEED EASTERLY) -- 439.92- -N.E. COR. DOC. N.W. COR. DOC. S 89°23'05" W NO. 208189 FOUND A CAPPED NO. 208189 EXISTING FENCE 70.00 SET MAG NAIL. REBAR MARKED TRACT A WITH LIC. #3172. LEGAL DESCRIPTION That part of the Southwest Quarter of the of the Southwest Quarter of Section 14, Township 102 North, Range 45 West, City of Luverne, Rock County, Minnesota, described as follows: TRACT B Commencing at the Southwest corner of said Section 14; thence on an 1.68 ACRES TOTAL assumed bearing of North 0 degrees 00 minutes 39 seconds West, along the 0.27 ACRES IN R/W west line of said section, a distance of 1089.70 feet to the Southwest corner of a 1.41 ACRES NET tract as recorded in Document No. 208189, said Southwest corner being the point of beginning of the tract to be described; thence continuing North 0 degrees 00 minutes 39 seconds West, along said west line, a distance of 150.09 feet to a survey monument: thence North 89 degrees 20 minutes 37 seconds East a TRACT B GATE POST 15' SIDE YARD SETBACK LINE -- 442.37 -N 89°20'37" E distance of 442.37 feet to an iron monument located on the east line of said tract; thence South 0 degrees 51 minutes 12 seconds East, along said east line, a distance of 161.81 feet to the Southeast corner of said tract; thence North 89 TRACT A degrees 08 minutes 43 seconds West, along the south line of said tract, a distance of 444.77 feet to the point of beginning, containing 1.59 acres, subject to PT. OF BEG. easements now of record in said county and state. TRACT B GRAVEL SET MAG NAIL. DRIVE-WAY TRACT B LEGAL DESCRIPTION That part of the West Half of the Southwest Quarter of Section 14, Township 102 FOUND A 5/8" REBAR MARKED North, Range 45 West, City of Luverne, Rock County, Minnesota, described as ROPOSED 4903 SQ. FT. BUILDING "HANSON" 0.56 E. OF LINE. follows: Commencing at the Southwest corner of said Section 14; thence on an assumed bearing of North 0 degrees 00 minutes 39 seconds West, along the ' SIDE YARD SETBACK LINE TRACT SURVEYED IN 2013 west line of said section, a distance of 1089.70 feet to the Southwest corner of a tract as recorded in Document No. 208189; thence continuing North 0 degrees N 89°08'43" W PT. OF BEG. -- 444.77 --00 minutes 39 seconds West, along said west line, a distance of 150.09 feet to a (DEED WESTERLY) TRACT A, survey monument, said survey monument being the point of beginning of the (DEED 444.85) S.W. COR. DOC. tract to be described; thence North 89 degrees 20 minutes 37 seconds East a NO. 208189 S. LINE DOC. NO. 208189-S.E. COR. DOC distance of 442.37 feet to an iron monument located on the east line of said tract; NO. 208189, SET MAG NAIL. NO thence North 0 degrees 51 minutes 12 seconds West, along said east line, a REBAR WITH FOUND A 5/8" REBAR TRACT SURVEYED IN 2005 distance of 166.17 feet to the Northeast corner of said tract; thence South 89 REMAINS OF 0.31 N.W. OF COMPUTED SURVEYOR'S degrees 23 minutes 05 seconds West, along the north line of said tract, a WAY distance of 439.92 feet to the Northwest corner of said tract, located on the west line of said section; thence South 0 degrees 00 minutes 39 seconds East, along the west line of said section, a distance of 166.50 feet to the point of beginning, containing 1.68 acres, subject to easements now of record in said county and TRUNK HIGH LAND **SURVEYOR** PAGE: 1 of 2 SURVEYED BY: T. W. DRAWN BY: S.S. I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT FOR: KEVIN PATTAH FILE NO. 25209 WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION (507) 235-3780 MONUMENT FOUND OR AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER COORDINATE SYSTEM: THE LAWS OF THE STATE OF MINNESOTA. SET PREVIOUSLY ROCK COUNTY MONUMENT SET, (2011 ADJ) 1/2" X 24 CAPPED REBAR -S.W. COR. SEC. 14, **BOUNDARY LINE** FOUND A CAST IRON MON. Travis harner SECTION/BLOCK LINE (4" DEEP) @ INTERSECTION — ROAD RIGHT OF WAY LINE OF ROAD CENTERLINES. FAIRMONT, MINNESOTA 56031 TRAVIS WARNER, L.S. 61557 DATE: 07-10-2025 All rights reserved © Madsen Land Surveying, Inc. 2025 — × − × − - FENCE LINE WWW.MADSENLANDSURVEYING.COM