

NW corner of Sec. 4, T. 27, R. 20

N89°52'29"E
1271.55

N. line of the NW 1/4 of Sec. 4, T. 27, R. 20

971.55
N89°52'29"E

726.00
N89°52'29"E

Property description:

That part of the North Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota, which lies east and easterly of the following described line, to wit: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter for 971.55 feet to the Point of Beginning of the line to be described; thence South at right angles to said north line a distance of 375.00 feet; thence southeasterly to a point on the south line of said North Half of said Northwest Quarter distant 1500.00 feet East from the southwest corner of said North Half of the Northwest Quarter; except: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter a distance of 1271.55 feet to the Point of Beginning of the land to be described; thence continuing East along said north line a distance of 726.00 feet; thence South, at right angles, for 300.00 feet; thence West at right angles for 726.00 feet; thence North at right angles for 300.00 feet to the Point of Beginning. Also except: Beginning at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet; thence South 23 degrees 09 minutes 37 seconds West a distance of 526.50 feet to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 19 minutes 46 seconds East along said south line a distance of 659.34 feet to the Point of Beginning; and the north 208.71 feet of the west 857.80 feet of the east 1582.80 feet of the South Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota. Subject to easements of record.

Proposed parcel descriptions:

TRACT A

That part of the following described property:

That part of the North Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington county, Minnesota, which lies east and easterly of the following described line, to wit: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter for 971.55 feet to the Point of Beginning of the line to be described; thence South at right angles to said north line a distance of 375.00 feet; thence southeasterly to a point on the south line of said North Half of said Northwest Quarter distant 1500.00 feet East from the southwest corner of said North Half of the Northwest Quarter; except: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter a distance of 1271.55 feet to the Point of Beginning of the land to be described; thence continuing East along said north line a distance of 726.00 feet; thence South, at right angles, for 300.00 feet; thence West at right angles for 726.00 feet; thence North at right angles for 300.00 feet to the Point of Beginning. Also except: Beginning at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet; thence South 23 degrees 09 minutes 37 seconds West a distance of 526.50 feet to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 19 minutes 46 seconds East along said south line a distance of 659.34 feet to the Point of Beginning.

Which lies southerly of the following described line:

Commencing at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet to the Point of Beginning; thence North 83 degrees 18 minutes 12 seconds West a distance of 147.00 feet; thence North 18 degrees 35 minutes 28 seconds West a distance of 73.24 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 41.71 feet; thence South 72 degrees 49 minutes 54 seconds West a distance of 74.37 feet; thence South 41 degrees 20 minutes 04 seconds West a distance of 96.88 feet; thence South 72 degrees 56 minutes 50 seconds West a distance of 404.37 feet to the southwesterly line of the above described parcel and said line there terminating.

And the north 208.71 feet of the west 857.80 feet of the east 1582.80 feet of the South Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington County, Minnesota.

Subject to easements of record.

TRACT B

That part of the following described property:

That part of the North Half of the Northwest Quarter of Section 4, Township 27, Range 20, Washington county, Minnesota, which lies east and easterly of the following described line, to wit: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter for 971.55 feet to the Point of Beginning of the line to be described; thence South at right angles to said north line a distance of 375.00 feet; thence southeasterly to a point on the south line of said North Half of said Northwest Quarter distant 1500.00 feet East from the southwest corner of said North Half of the Northwest Quarter; except: Commencing at the northwest corner of said Section 4; thence East along the north line of said Northwest Quarter a distance of 1271.55 feet to the Point of Beginning of the land to be described; thence continuing East along said north line a distance of 726.00 feet; thence South, at right angles, for 300.00 feet; thence West at right angles for 726.00 feet; thence North at right angles for 300.00 feet to the Point of Beginning. Also except: Beginning at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet; thence South 23 degrees 09 minutes 37 seconds West a distance of 526.50 feet to the south line of said North Half of the Northwest Quarter; thence South 89 degrees 19 minutes 46 seconds East along said south line a distance of 659.34 feet to the Point of Beginning.

Which lies northerly of the following described line:

Commencing at the southeast corner of said North Half of the Northwest Quarter; thence North 00 degrees 35 minutes 37 seconds West, assumed bearing, along the east line of said North Half of the Northwest Quarter a distance of 315.04 feet; thence North 60 degrees 50 minutes 26 seconds West a distance of 470.21 feet; thence South 78 degrees 08 minutes 58 seconds West a distance of 243.52 feet to the Point of Beginning; thence North 83 degrees 18 minutes 12 seconds West a distance of 147.00 feet; thence North 18 degrees 35 minutes 28 seconds West a distance of 73.24 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 41.71 feet; thence South 72 degrees 49 minutes 54 seconds West a distance of 74.37 feet; thence South 41 degrees 20 minutes 04 seconds West a distance of 96.88 feet; thence South 72 degrees 56 minutes 50 seconds West a distance of 404.37 feet to the southwesterly line of the above described parcel and said line there terminating.

Subject to easements of record.

SW corner of the N. 1/2 of the NW 1/4 of Sec. 4, T. 27, R. 20

1500.00
S89°20'01"E

S. line of the N. 1/2 of the NW 1/4 of Sec. 4, T. 27, R. 20

208.71

857.80

1582.80

E. line of the N. 1/2 of the NW 1/4 of Sec. 4, T. 27, R. 20

315.04
N00°55'37"W



NORTH



in collaboration with:
SETH HAUKE DAHL

PROPERTY SPLIT

Haukedahl Property • Denmark Township, MN
Property Split • 04.20.2020

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