

TOPOGRAPHIC MAP

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 30 WEST,
OAK LAWN TOWNSHIP, CROW WING COUNTY, MINNESOTA

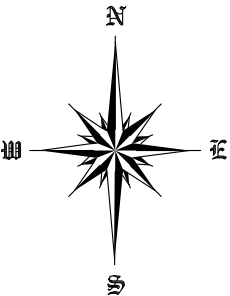
CALCULATED
EAST 1/4 CORNER OF
SEC. 25, T45N R30W

CENTER OF PROPOSED TOWER
LATITUDE = N 46.3472185°
LONGITUDE = W 094.0640668°
ELEV. = 1257.4'

LEGEND

- ◆ DENOTES SECTION CORNER AS NOTED
- DENOTES SET 1/2" REBAR AND PLASTIC CAP WITH PLS NO. 41577
- DENOTES 1"x24" IRON PIPE AND PLASTIC "CONTROL POINT" CAP

NOTE:
THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE
USED AS SUCH. NO FIELD WORK WAS PERFORMED TO
ESTABLISH THE LOCATION OF PROPERTY LINES.



BEARINGS SHOWN HEREON ARE BASED ON
THE EAST LINE OF THE SOUTHEAST 1/4 OF
SECTION 25, T45N, R30W, WHICH IS
ASSUMED TO BEAR N 00°02'57" E



Healy Land Surveying #20-0701
P.O. Box 221
Niagara, WI 54151
Phone: 715-548-0566
info@healysurveying.com

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
A	2/1/2021	TITLE BLOCK	TMH
B	2/2/2021	TITLE BLOCK	TMH

TI-OPP 17141
BRAINERD, MINNESOTA
CANDIDATE B

FA#

15201523

SHEET NUMBER

1 of 2



I hereby certify that this survey, plan or
report was prepared by me or under my
direct supervision and I am a duly
registered land surveyor under the laws of
the State of Minnesota.

Thomas M. Healy
Thomas M. Healy, PLS No. 41577 Date 1/28/2021

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PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 25, TOWNSHIP 45 NORTH, RANGE 30 WEST,
OAK LAWN TOWNSHIP, CROW WING COUNTY, MINNESOTA

PROPOSED LEASE DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 45 North, Range 30 West, Oak Lawn Township, Crow Wing County, Minnesota described as follows:

Commencing at the southeast corner of said Section 25, thence North 00°02'57" East, assumed bearing along the east line of said Southeast Quarter, a distance of 937.31 feet; thence North 89°57.03" West a distance of 321.36 feet to POINT A being the Point of Beginning; thence South 30°02'57" West a distance of 100.00 feet; thence North 59°57'03" West a distance of 100.00 feet; thence North 30°02'57" East a distance of 100.00 feet; thence South 59°57'03" East a distance of 100.00 feet to the Point of Beginning.

AND

A 20' wide strip, the centerline described as follows:

Commencing at said POINT A thence South 75°02'57" West a distance of 70.71 feet to POINT B and the Point of Beginning of said strip; thence North 60°02'57" East a distance of 285.00 feet and said centerline there terminating.

AND

A 20' wide strip, the centerline described as follows:

Beginning at said POINT B thence North 59°57'03" West, a distance of 285.00 feet and said centerline there terminating.

AND

A 20' wide strip, the centerline described as follows:

Beginning at said POINT B thence South 00°02'57" West, a distance of 285.00 feet and said centerline there terminating.

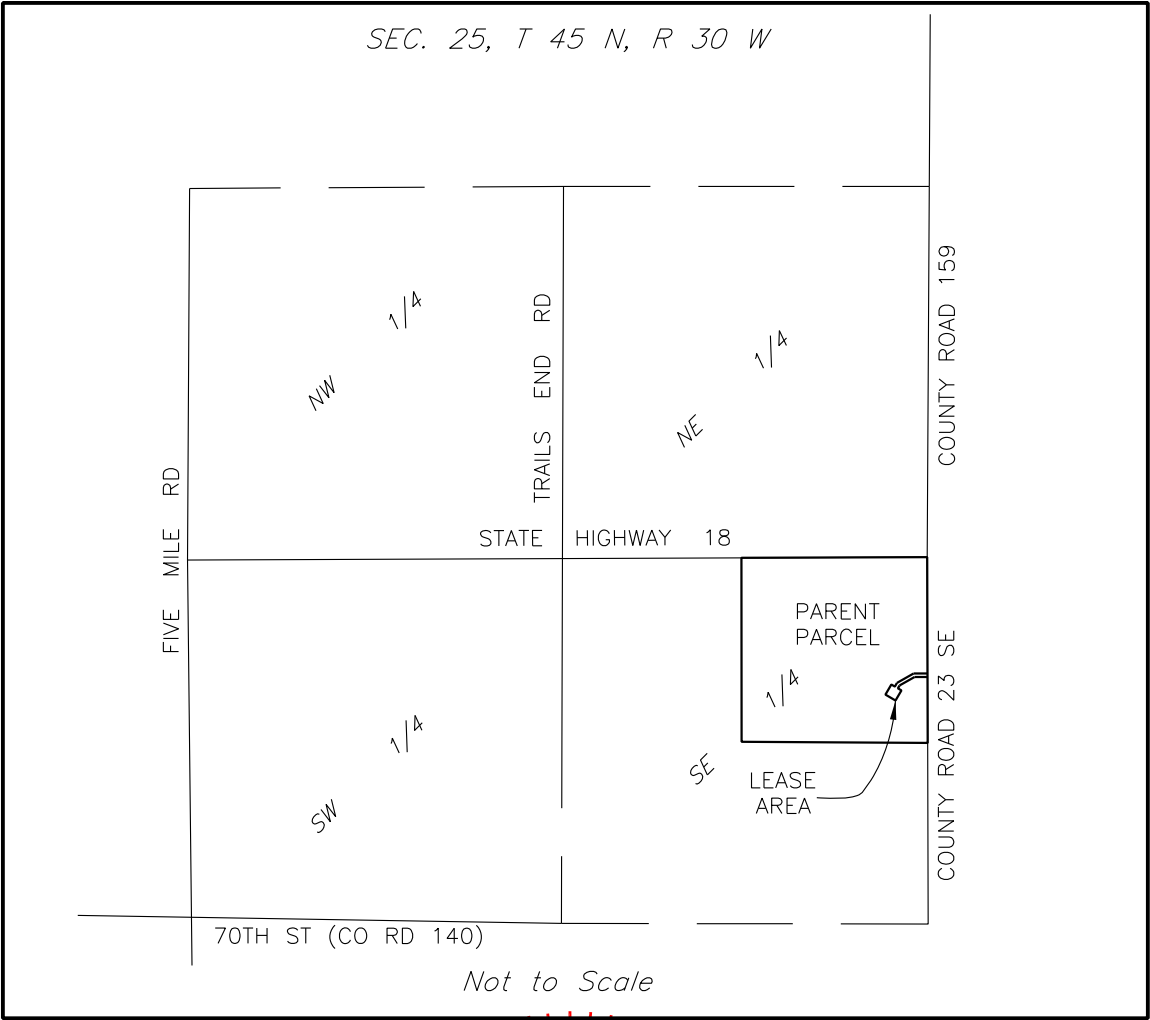
PROPOSED EASEMENT DESCRIPTION:

That part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 45 North, Range 30 West, Oak Lawn Township, Crow Wing County, Minnesota described as follows:

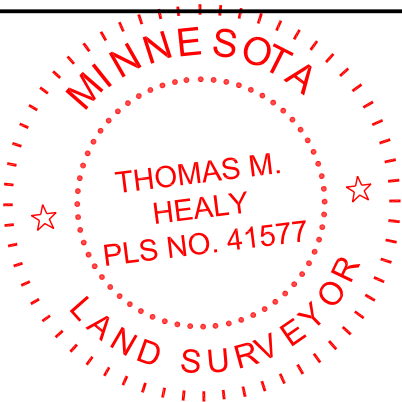
Commencing at the southeast corner of said Section 25, thence North 00°02'57" East, assumed bearing along the east line of said Southeast Quarter, a distance of 937.31 feet; thence North 89°57.03" West a distance of 321.36 feet; thence North 59°57'03" West a distance of 68.00 feet to the Point of Beginning; thence continue North 59°57'03" West a distance of 30.00 feet; thence North 30°02'57" East a distance of 30.04 feet; thence North 60°02'57" East a distance of 205.02 feet; thence South 89°57'03" East a distance of 213.66 feet to said east line of the Southeast Quarter of Section 25; thence South 00°02'57" West, along said line, a distance of 30.00 feet; thence North 89°57'03" West a distance of 205.62 feet; thence South 60°02'57" West a distance of 188.94 feet; thence South 30°02'57" West a distance of 22.00 feet to the Point of Beginning.

PARENT PARCEL DESCRIPTION:

The Southeast Quarter of the Southeast Quarter of Section 25, Township 45 North, Range 30 West, Oak Lawn Township, Crow Wing County, Minnesota.



This survey was completed with the aid of title work prepared by Fidelity National Title Insurance Company, Commitment Date of August 25, 2020, being Title No. 32464858, for the subject property, to determine the impacts of existing title exceptions.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and I am a duly registered land surveyor under the laws of the State of Minnesota.

Thomas M. Healy 1/28/2021
Thomas M. Healy, PLS No. 41577 Date



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