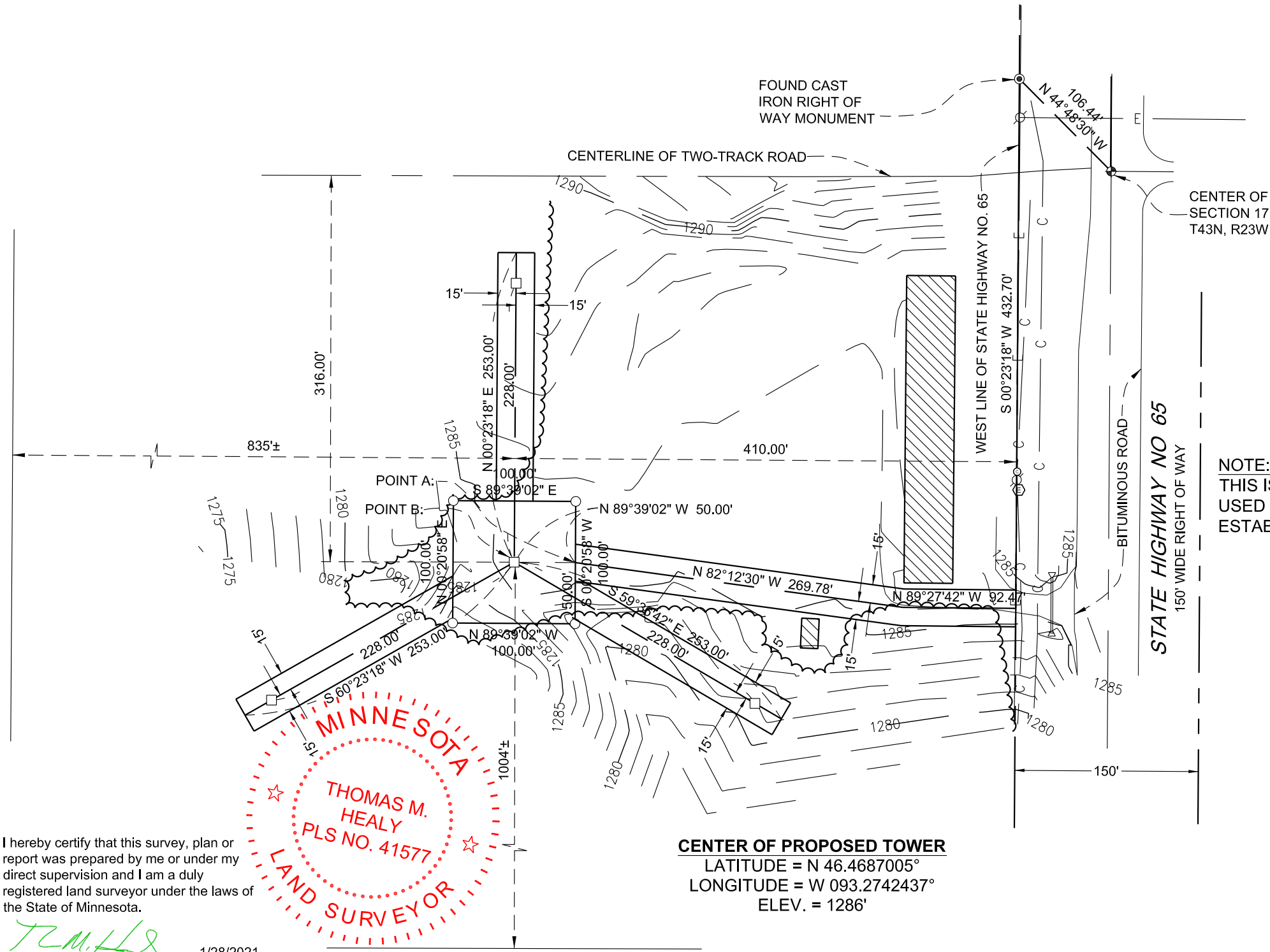


TOPOGRAPHIC MAP

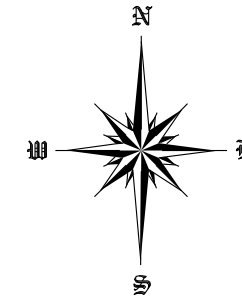
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 46 NORTH, RANGE 23 WEST,
RICE RIVER TOWNSHIP, AITKIN COUNTY, MINNESOTA



- LEGEND**
- ⊕ DENOTES SECTION CORNER AS SHOWN ON MN/DOT R/W PLAT NO. 30-52
 - ⊙ DENOTES FOUND CAST IRON MONUMENT AS NOTED ON MN/DOT R/W PLAT NO. 30-52
 - DENOTES SET 1/2" REBAR AND PLASTIC CAP WITH PLS NO. 41577
 - DENOTES 1"X24" IRON PIPE AND PLASTIC "CONTROL POINT" CAP
 - ⊗ DENOTES POWER POLE
 - E— DENOTES OVERHEAD ELECTRIC LINE
 - DENOTES TELEPHONE PEDESTAL
 - C— DENOTES UNDERGROUND COMMUNICATION LINE
 - ▨ DENOTES EXISTING BUILDING
 - ~ DENOTES TREE LINE



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.



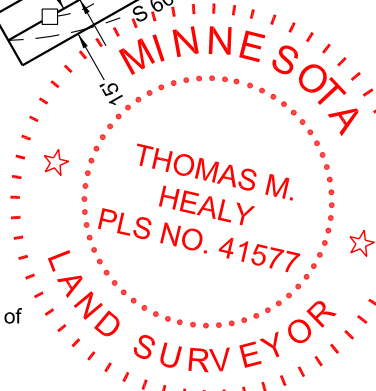
BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF HIGHWAY 65 IN THE SOUTHWEST 1/4 OF SECTION 17, T46N, R23W, PER MNDOT R/W PLAT NO. 30-52 WHICH IS ASSUMED TO BEAR S 00°23'18" W



CENTER OF PROPOSED TOWER
LATITUDE = N 46.4687005°
LONGITUDE = W 093.2742437°
ELEV. = 1286'

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



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

TI-OPP 16894
McGREGOR, MINNESOTA
CANDIDATE A

FA#
15201457

SHEET NUMBER
1 of 2

TOPOGRAPHIC MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 46 NORTH, RANGE 23 WEST,
RICE RIVER TOWNSHIP, AITKIN COUNTY, MINNESOTA

PROPOSED LEASE DESCRIPTION:

That part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 46 North, Range 23 West, Rice River Township, Aitkin County, Minnesota described as follows:

Commencing at the center of said Section 17, thence North 44°48'30" West, assumed bearing based on the Minnesota DOT Right of Way Map No. 30-52, a distance of 106.44 feet to a cast iron monument on the west line of said Right of Way; thence South 00°23'18" West, along said west line, a distance of 432.70 feet; thence North 89°27'42" West a distance of 92.47 feet; thence North 82°12'30" West a distance of 269.78 feet to POINT A being the Point of Beginning; thence South 00°20'58" West a distance of 50.00 feet; thence North 89°39'02" West a distance of 100.00 feet; thence North 00°20'58" East a distance of 100.00 feet; thence South 89°39'02" East a distance of 100.00 feet; thence South 00°20'58" West a distance of 50.00 feet to the Point of Beginning.

AND

A 30' wide strip, the centerline described as follows:

Commencing at said POINT A thence South 89°39'02" West a distance of 50.00 feet to POINT B and the Point of Beginning of said strip; thence South 59°36'42" East a distance of 253.00 feet and said centerline there terminating.

AND

A 30' wide strip, the centerline described as follows:

Beginning at said POINT B thence South 60°23'18" West, a distance of 253.00 feet and said centerline there terminating.

AND

A 30' wide strip, the centerline described as follows:

Beginning at said POINT B thence North 00°23'18" East, a distance of 253.00 feet and said centerline there terminating.

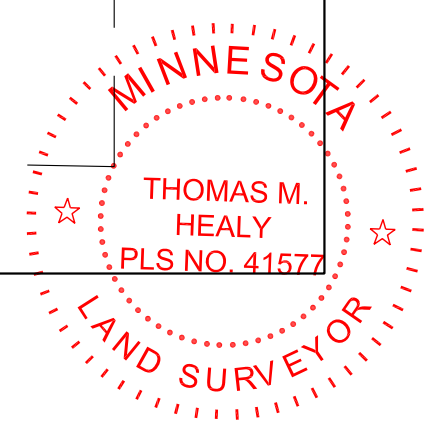
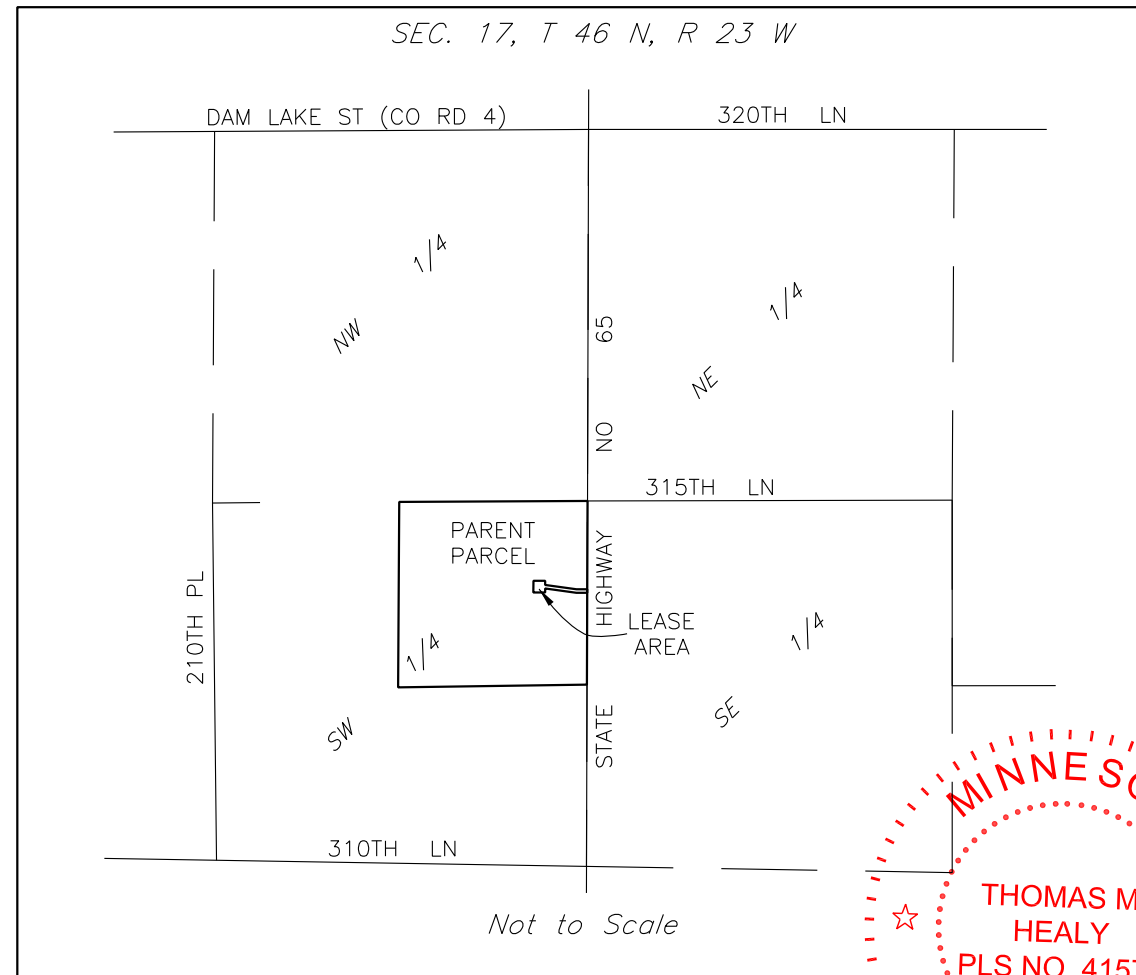
PROPOSED EASEMENT DESCRIPTION:

That part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 46 North, Range 23 West, Rice River Township, Aitkin County, Minnesota being a 30.00 foot wide strip, the centerline of which is described as follows:

Commencing at the center of said Section 17, thence North 44°48'30" West, assumed bearing based on the Minnesota DOT Right of Way Map No. 30-52, a distance of 106.44 feet to a cast iron monument on the west line of said Right of Way; thence South 00°23'18" West, along said west line, a distance of 432.70 feet to the Point of Beginning of said strip; thence North 89°27'42" West a distance of 92.47 feet; thence North 82°12'30" West a distance of 269.78 feet to the Point of Termination of said centerline. The Side lines shall be lengthened or shortened to terminate a said west Right of Way line and a line which bears N 00°20'58" East and South 00°20'58" West from the Point of Termination.

PARENT PARCEL DESCRIPTION:

The Northeast Quarter of the Southwest Quarter of Section 17, Township 46 North, Range 23 West, Rice River Township, Aitkin County, Minnesota except that part taken for highway purposes.



This survey was completed with the aid of title work prepared by First American Title Insurance Company, Commitment Date of May 20, 2020, being Title No. TMN753682, 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



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