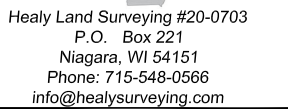

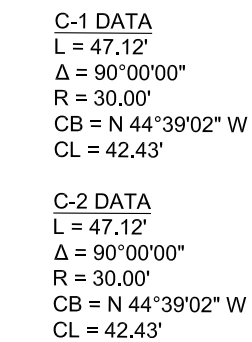


PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 24 WEST,  
BALSAM TOWNSHIP, ITASCA COUNTY, MINNESOTA



- 


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



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

**TI-OPP 16987**  
**BOVEY, MINNESOTA**  
**CANDIDATE A**

FA#  
**15201487**

SHEET NUMBER

1 of 2

# TOPOGRAPHIC MAP

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
OF SECTION 24, TOWNSHIP 58 NORTH, RANGE 24 WEST,  
BALSAM TOWNSHIP, ITASCA COUNTY, MINNESOTA

## PROPOSED LEASE DESCRIPTION:

That part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 58 North, Range 24 West, Balsam Township, Itasca County, Minnesota described as follows:

Commencing at the north quarter corner of said Section 24, thence North 89°27'17" West, assumed bearing along the north line of said Northwest Quarter, a distance of 1034.03 feet; thence South 00°20'58" West a distance of 318.94 feet to POINT A being the Point of Beginning; thence South 00°20'58" West a distance of 100.00 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 to the Point of Beginning.

AND

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

Commencing at said POINT A thence South 45°20'58" West a distance of 70.71 feet to POINT B and the Point of Beginning of said strip; thence South 00°20'58" 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 North 59°39'02" 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 North 60°20'58" East, a distance of 285.00 feet and said centerline there terminating.

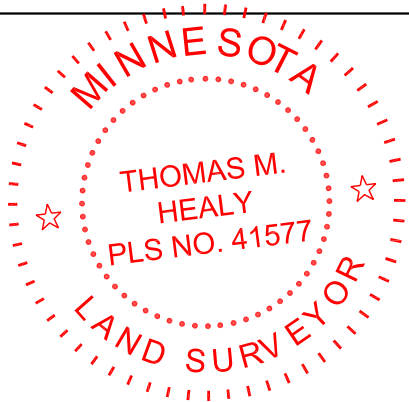
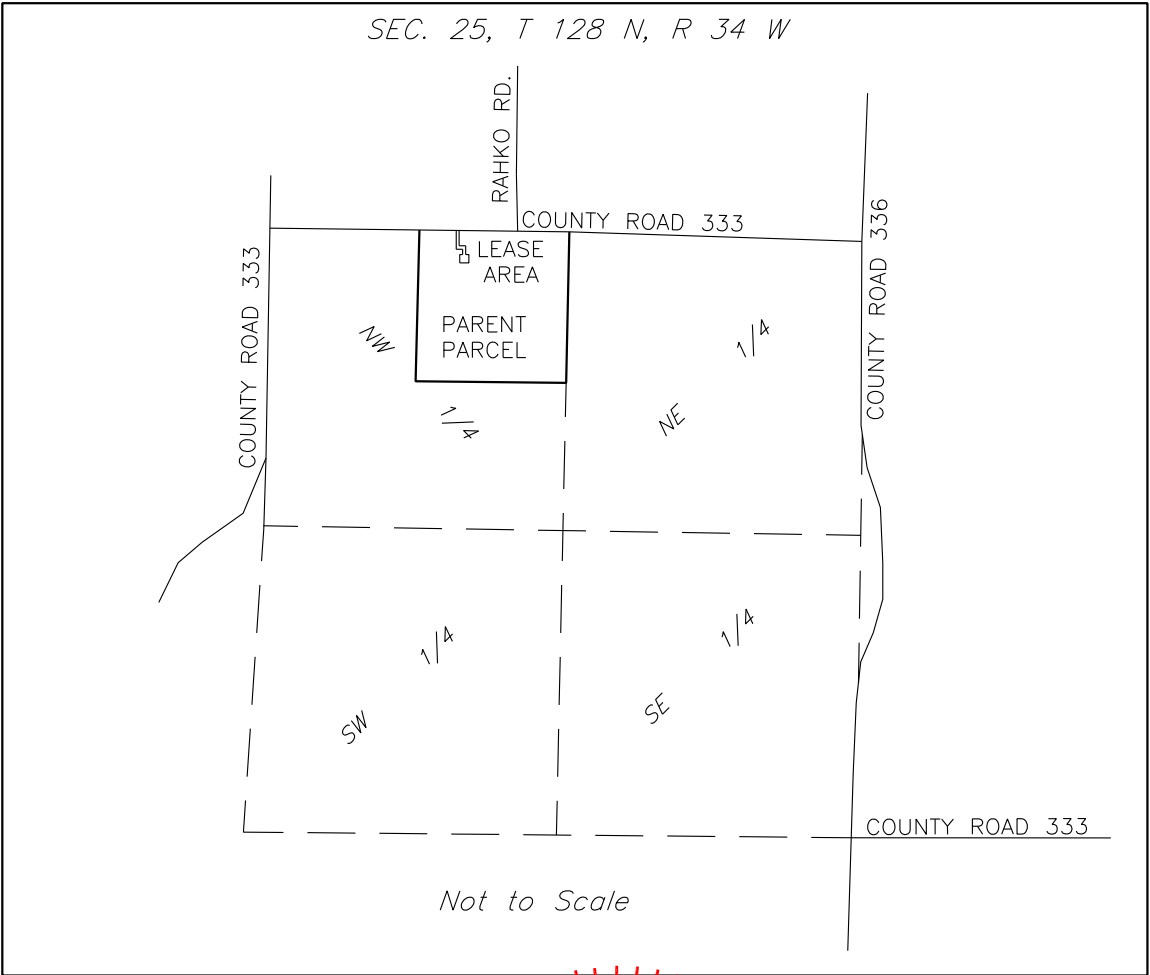
## PROPOSED EASEMENT DESCRIPTION:

That part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 58 North, Range 24 West, Balsam Township, Itasca County, Minnesota being a 30' wide strip, the centerline is described as follows:

Commencing at the north quarter corner of said Section 24, thence North 89°27'17" West, assumed bearing along the north line of said Northwest Quarter, a distance of 1034.03 feet; thence South 00°20'58" West a distance of 318.94 feet; thence North 89°39'02" West a distance of 50.00 feet to the point of beginning of said strip; thence North 00°20'58" East a distance of 65.00 feet; thence northwesterly a distance of 47.12 feet along a tangential curve, concave to the southwest having a central angle of 90°00'00", a radius of 30.00 feet and a chord which bears North 44°39'02" West a distance of 42.43 feet; thence northwesterly a distance of 47.12 feet along a reverse curve, concave to the northeast having a central angle of 90°00'00", a radius of 30.00 feet and a chord which bears North 44°39'02" West a distance of 42.43 feet; thence North 00°20'58" East, tangent to said curve, a distance of 161.98 feet to the south right of way line of County Road 333 and said centerline there terminating. The side lines of said easement shall be prolonged or shortened to terminate on a line which bears South 89°39'02" East and North 89°39'02" West from the Point of Beginning and on said south right of way line of County Road 333.

## PARENT PARCEL DESCRIPTION:

The Northeast Quarter of the Northwest Quarter of Section 24, Township 58 North, Range 24 West, Balsam Township, Itasca County, Minnesota.



This survey was completed with the aid of title work prepared by First American Title Insurance Company, Commitment Date of August 13, 2020, being Title No. TMN755951, 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



Healy Land Surveying #20-0703  
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
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TI-OPP 16987  
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