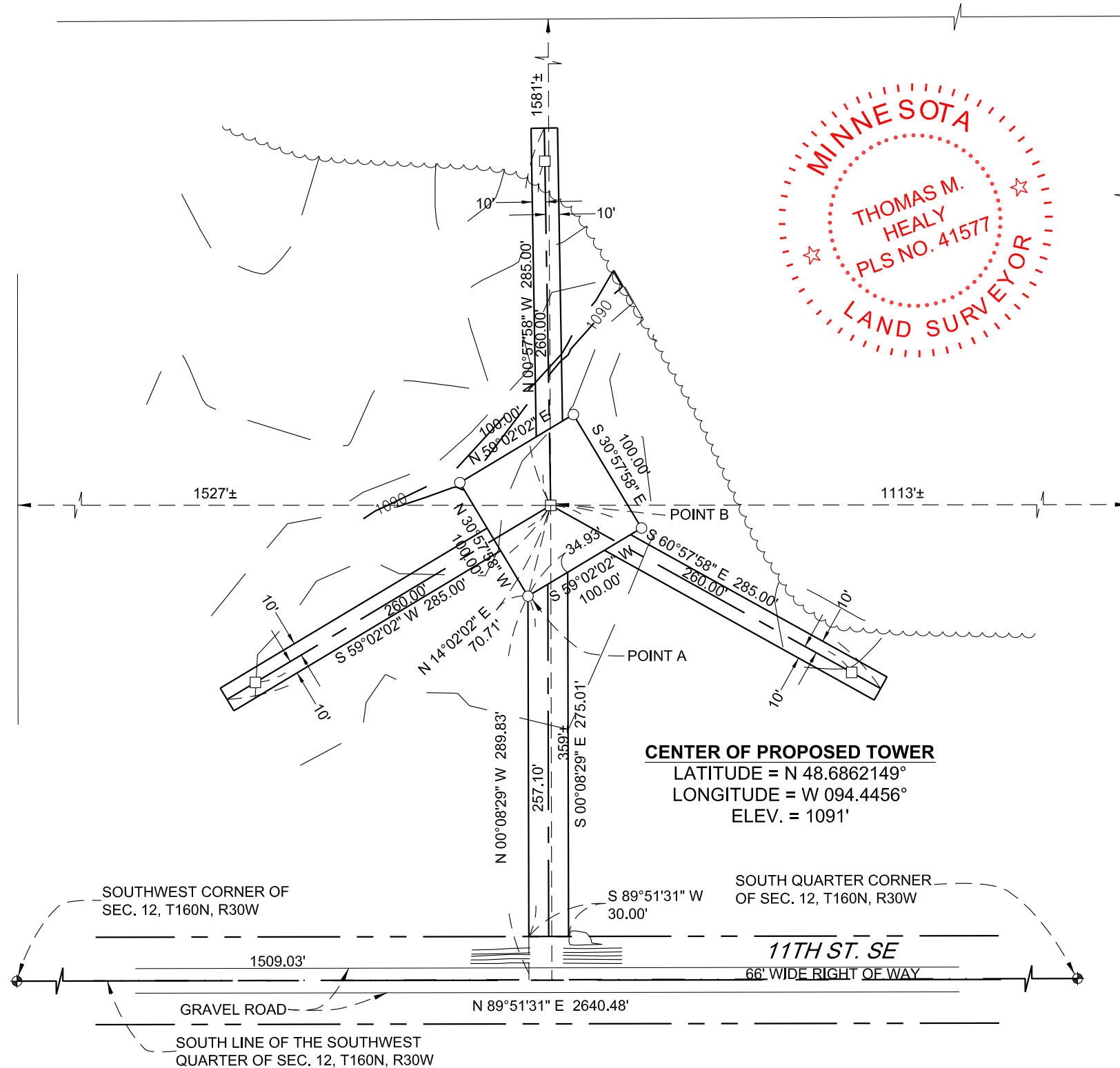


NOTE:
THIS IS NOT A BOUNDARY SURVEY AND SHALL NOT BE
USED AS SUCH. NO FIELD WORK WAS PERFORMED TO
ESTABLISH THE LOCATION OF PROPERTY LINES.

TOPOGRAPHIC MAP

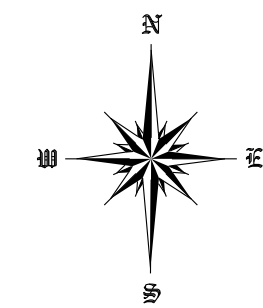
PART OF THE SOUTHWEST QUARTER OF SECTION 12,
TOWNSHIP 160 NORTH, RANGE 30 WEST, GUDRID TOWNSHIP,
LAKE OF THE WOODS COUNTY, MINNESOTA



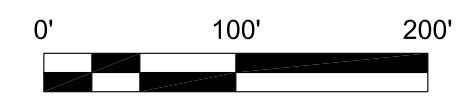
- LEGEND**
- ◆ DENOTES SECTION CORNER MONUMENT AS NOTED ON MN/DOT R/W PLAT NO. 30-29
 - DENOTES SET 1/2" REBAR AND PLASTIC CAP WITH PLS NO. 41577
 - DENOTES 1"X24" IRON PIPE AND PLASTIC "CONTROL POINT" CAP
 - ⊙ DENOTES POWER POLE
 - E— DENOTES OVERHEAD ELECTRIC LINE
 - ⊕ DENOTES TELEPHONE PEDESTAL
 - T— DENOTES UNDERGROUND TELEPHONE LINE
 - ⌋ DENOTES TREE LINE

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



BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 12, T160N, R30W WHICH IS ASSUMED TO BEAR N 89°51'31" E



ASSOCIATED
Engineering & Surveying
2705 N. Main Street,
Omaha, NE 68022
Ph: (402) 289-5040
Fax: (402) 289-5045
AE & Survey, Project #5428

HEALY
LAND SURVEYING
Healy Land Surveying #20-0705
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 16976
BAUDETTE, MINNESOTA
CANDIDATE A

FA#
15201473

SHEET NUMBER
1 of 2

TOPOGRAPHIC MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 160 NORTH, RANGE 30 WEST, GUDRID TOWNSHIP, LAKE OF THE WOODS COUNTY, MINNESOTA

PROPOSED LEASE DESCRIPTION:

That part of the Southwest Quarter of Section 12, Township 160 North, Range 30 West, Gudrid Township, Lake of the Woods County, Minnesota described as follows:

Commencing at the southwest corner of said Section 12, thence North 89°51'31" East, assumed bearing along the south line of said Southwest Quarter, a distance of 1509.03 feet; thence North 00°08'29" West a distance of 289.83 feet to POINT A being the Point of Beginning; thence North 30°57'58" West a distance of 100.00 feet; thence North 59°02'02" East a distance of 100.00 feet; thence South 30°57'58" East a distance of 100.00 feet; thence South 59°02'02" West 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 North 14°02'02" East a distance of 70.71 feet to POINT B and the Point of Beginning of said strip; thence South 59°02'02" 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 00°57'58" West, a distance of 285.00 feet and said centerline there terminating.

AND

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

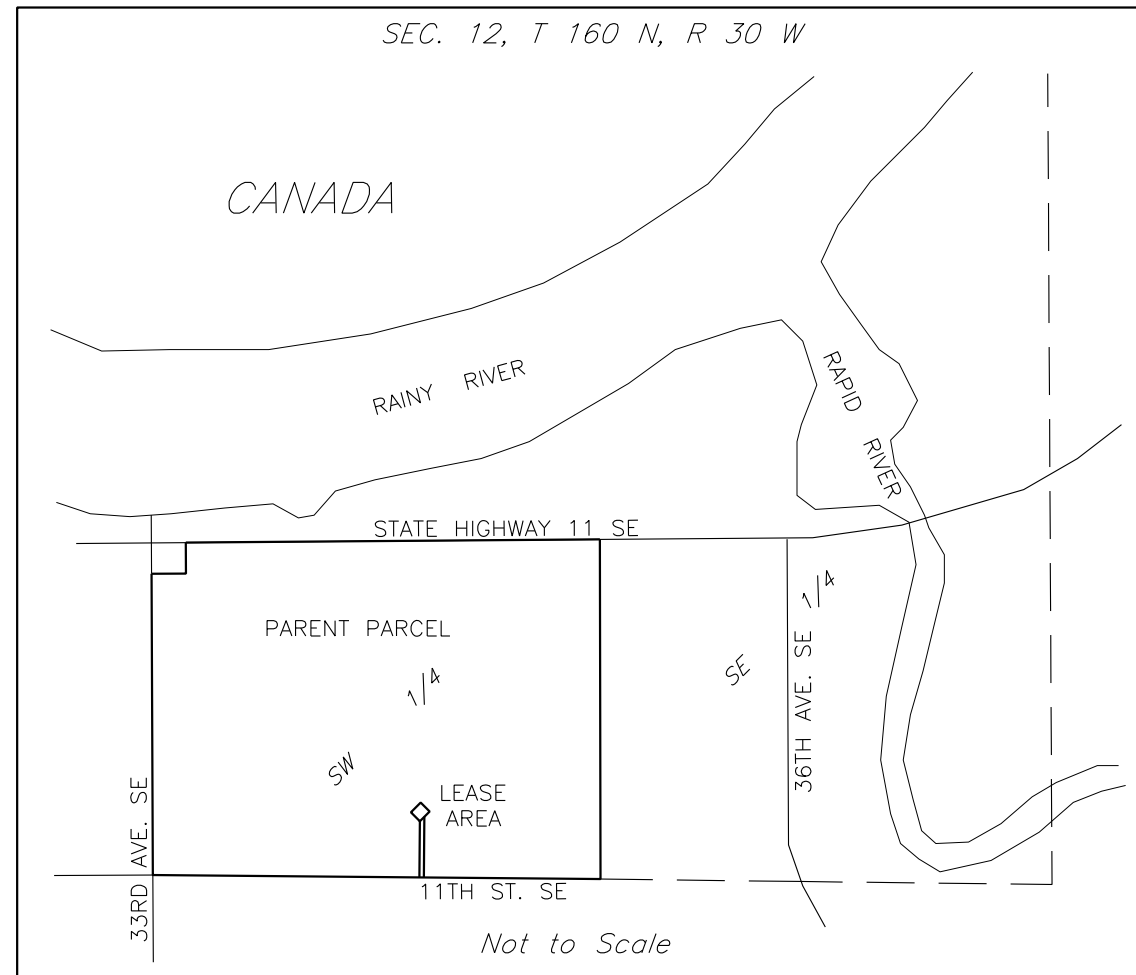
Beginning at said POINT B thence South 60°57'58" East, a distance of 285.00 feet and said centerline there terminating.

PROPOSED EASEMENT DESCRIPTION:

That part of the Southwest Quarter of Section 12, Township 160 North, Range 30 West, Gudrid Township, Lake of the Woods County, Minnesota described as follows:

Commencing at the southwest corner of said Section 12, thence North 89°51'31" East, assumed bearing along the south line of said Southwest Quarter, a distance of 1509.03 feet; thence North 00°08'29" West a distance of 289.83 feet to POINT A being the Point of Beginning; thence North 59°02'02" East a distance of 34.93 feet; thence South 00°08'29" East a distance of 275.01 feet to the north right of way line of 11th Street SE; thence South 89°51'31" West, along said right of way line a distance of 30.00 feet thence North 00°08'29" West a distance of 257.10 feet to the Point of Beginning.

PARENT PARCEL DESCRIPTION:



This survey was completed with the aid of title work prepared by First American Title Insurance Company, Commitment Date of August 10, 2020, being Title No. TMN753859, 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
 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 16976
 BAUDETTE, MINNESOTA
 CANDIDATE A**

FA#
15201473

SHEET NUMBER
2 of 2