

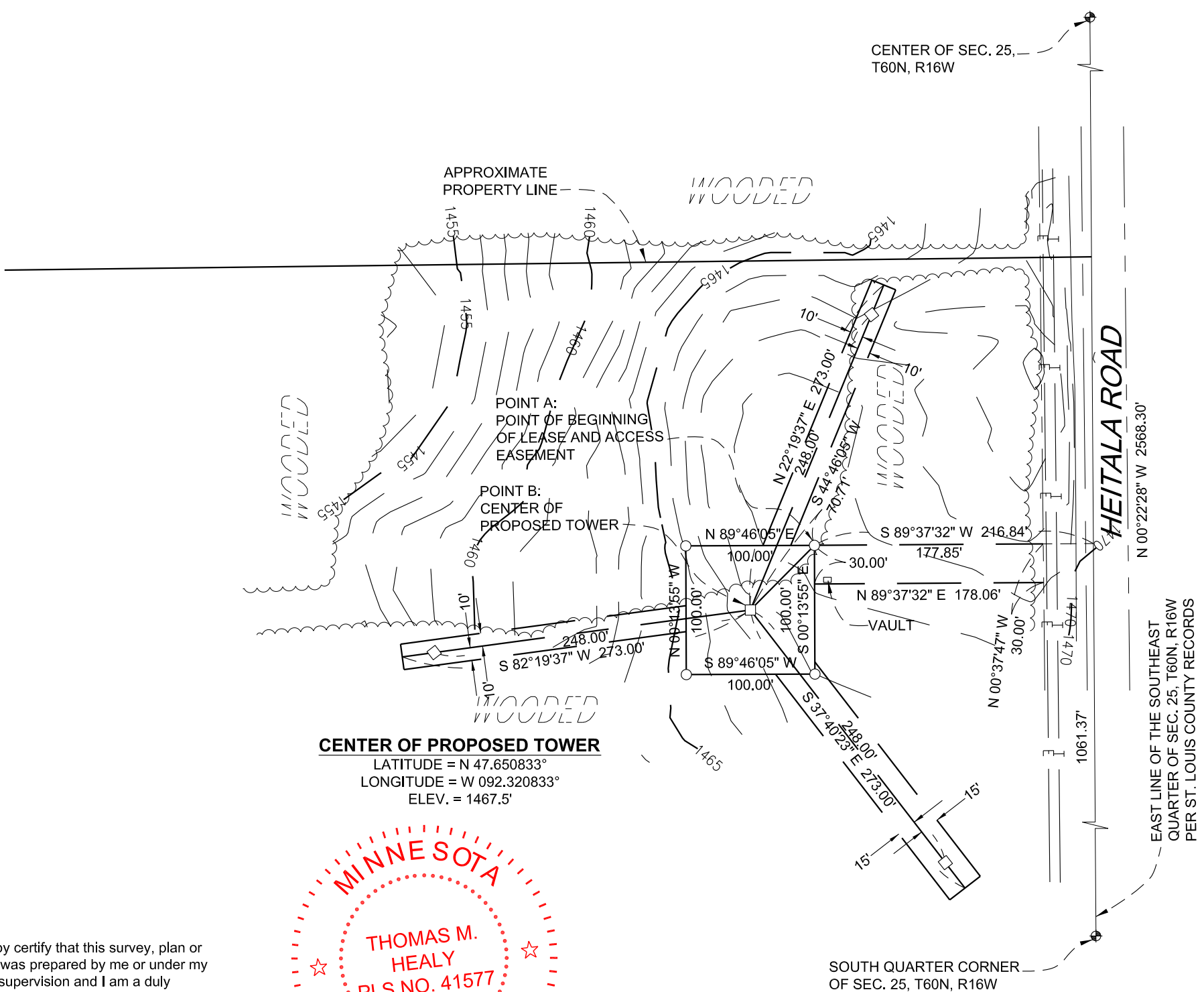
TOPOGRAPHIC MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 60 NORTH, RANGE 16
WEST, EMBARRASS TOWNSHIP, ST. LOUIS 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

NOTE
SURVEY MONUMENTS SHOWN HEREON AS 1/2" REBAR AND 1" IRON PIPE HAVE NOT BEEN SET AS OF JANUARY 22, 2021



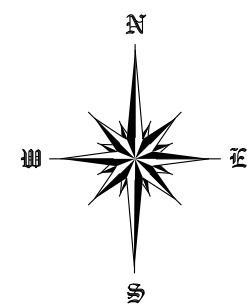
CENTER OF PROPOSED TOWER
LATITUDE = N 47.650833°
LONGITUDE = W 092.320833°
ELEV. = 1467.5'



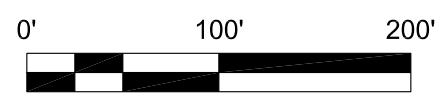
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and I am a duly registered land surveyor under the laws of the State of Minnesota.

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

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



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

**TI-OPP 16898
EMBARRASS, MINNESOTA
CANDIDATE A**

FA#
15201780

SHEET NUMBER
1 of 2

TOPOGRAPHIC MAP

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 60 NORTH, RANGE 16 WEST, EMBARRASS TOWNSHIP, ST. LOUIS COUNTY, MINNESOTA

PROPOSED LEASE DESCRIPTION:

That part of the Southeast Quarter of the Southwest Quarter of Section 25, Township 60 North, Range 16 West, St. Louis County, Minnesota described as follows:

Commencing at the south quarter corner of said Section 25, thence North 00°22'28" West, assumed bearing along the east line of said Southwest Quarter, a distance of 1061.37 feet; thence South 89°37'32" West a distance of 216.84 feet to POINT A being the Point of Beginning; thence South 00°13'55" East a distance of 100.00 feet; thence South 89°46'05" West a distance of 100.00 feet; thence North 00°13'55" West a distance of 100.00 feet; thence North 89°46'05" 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 44°46'05" West a distance of 70.71 feet to POINT B and the Point of Beginning of said strip; thence South 82°19'37" West a distance of 273.00 feet and said centerline there terminating.

AND

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

Beginning at said POINT B thence North 22°19'37" East, a distance of 273.00 feet and said centerline there terminating.

AND

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

Beginning at said POINT B thence South 37°40'23" East, a distance of 273.00 feet and said centerline there terminating.

PROPOSED EASEMENT DESCRIPTION:

That part of the Southeast Quarter of the Southwest Quarter of Section 25, Township 60 North, Range 16 West, St. Louis County, Minnesota described as follows:

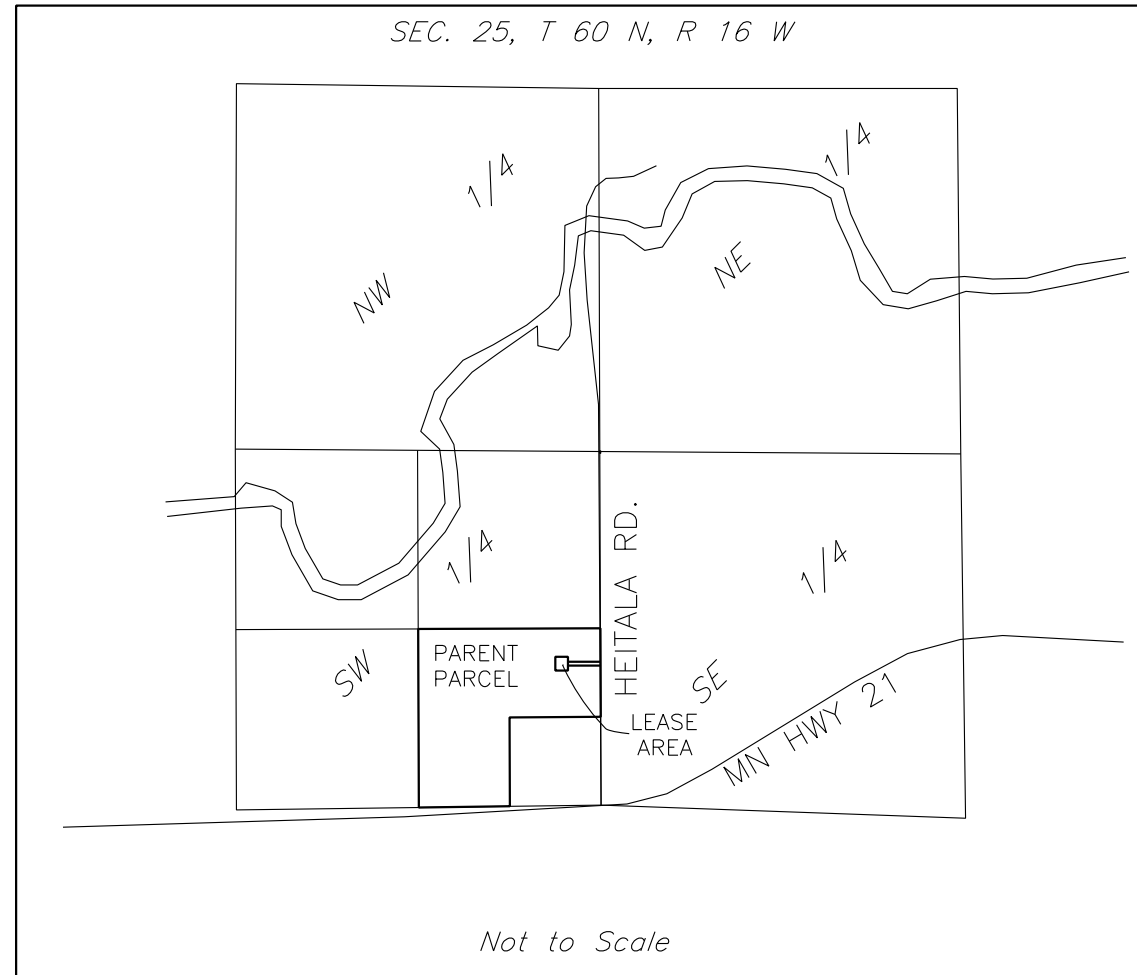
Commencing at the south quarter corner of said Section 25, thence North 00°22'28" West, assumed bearing along the east line of said Southwest Quarter, a distance of 1061.37 feet; thence South 89°37'32" West a distance of 216.84 feet to POINT A being the Point of Beginning of said easement; thence South 00°13'55" East a distance of 30.00 feet; thence North 89°37'32" East a distance of 178.06 feet to the west right of way line of Heitala Road thence North 00°37'47" West, along said line, a distance of 30.00 feet; thence South 89°37'32" West a distance of 177.85 feet to the Point of Beginning.

UTILITY NOTICE

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S / CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

PARENT PARCEL DESCRIPTION:

The Southeast Quarter of the Southwest Quarter (SE¼ of SW¼) EXCEPTING therefrom the Southeast Quarter of Southeast Quarter of Southwest Quarter (SE¼ of SE¼ of SW¼), Section Twenty-five (25), Township Sixty (60) North, Range Sixteen (16) West of the 4th P.M., St. Louis County, Minnesota.



BOUNDARY NOTICE

PARENT PARCEL(S) BOUNDARY LINES SHOWN ON THESE DRAWINGS ARE CALCULATED FROM RECORDED DOCUMENTS AND ARE NOT INTENDED TO BE USED FOR BOUNDARY LOCATIONS.

This survey was completed with the aid of title work prepared by First American Title Insurance Company, Commitment Date of August 26, 2020, being Title No. TMN756550, 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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