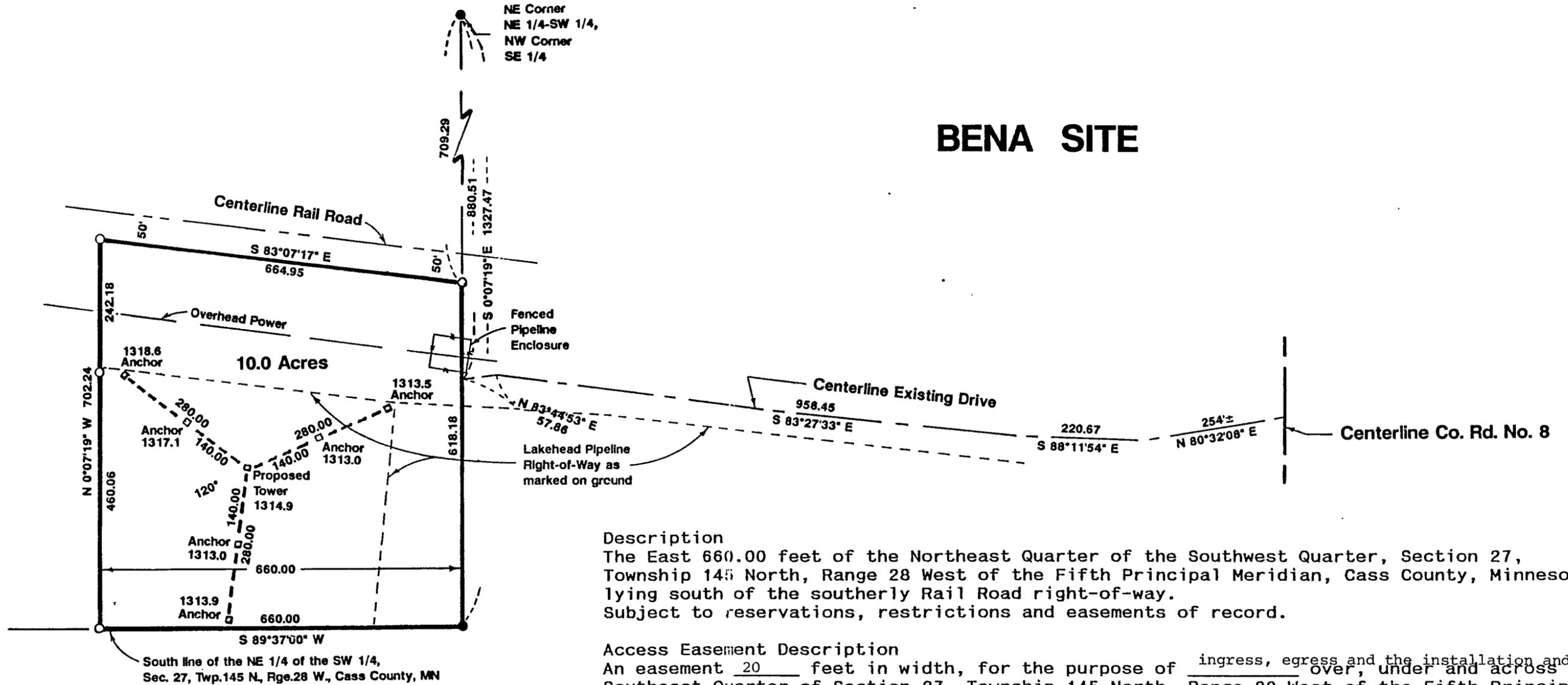


Certificate of Survey for: RURAL CELLULAR CORPORATION

BENA SITE



Description
 The East 660.00 feet of the Northeast Quarter of the Southwest Quarter, Section 27, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota, lying south of the southerly Rail Road right-of-way.
 Subject to reservations, restrictions and easements of record.

Access Easement Description
 An easement 20 feet in width, for the purpose of ingress, egress and the installation and maintenance of utility lines, over, under and across the Southeast Quarter of Section 27, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline is described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence South 0 degrees 07 minutes 19 seconds East, bearing assigned, on the west line thereof 880.51 feet to the point of beginning of the centerline to be described; thence North 83 degrees 44 minutes 53 seconds East 57.86 feet; thence South 83 degrees 27 minutes 33 seconds East 958.45 feet; thence South 88 degrees 11 minutes 54 seconds East 220.67 feet; thence North 80 degrees 32 minutes 08 seconds East 254 feet, more or less, to intersect the centerline of County Road Number 8, and there terminate.

● denotes monument found
 ○ denotes monument set

The South line of the NE 1/4 of the SW 1/4 is assigned a bearing of S 89°37'00" W.

Elevations are based on NAVD 88 datum.



SCALE: 1" = 200'

KOVANEN SURVEYING, LLC
 1205 NW 4th Street
 Grand Rapids, MN 55744
 (218) 326-5325

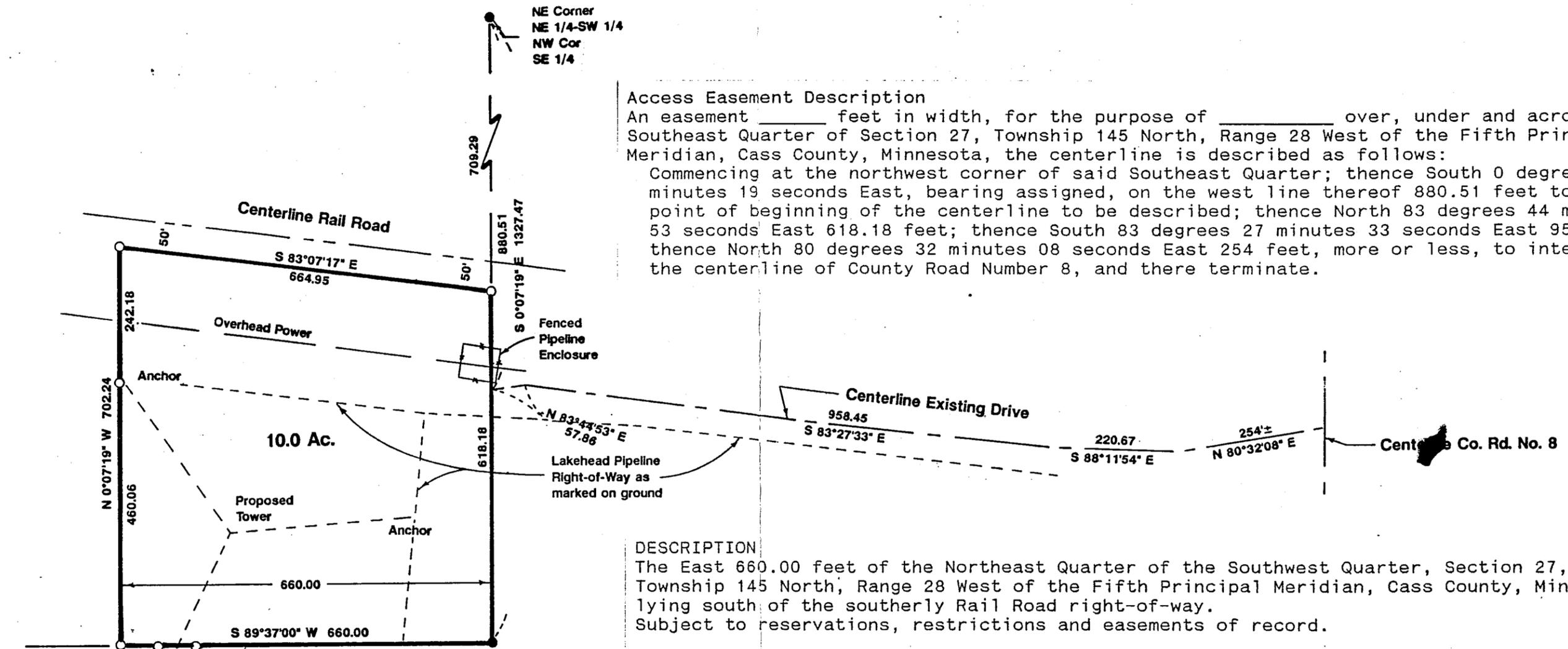
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Robert L. Kovanen
 Robert L. Kovanen, MN RLS 16459 Date 6/23/97

Revised 7/8/97 *RJK*

#970028

Certificate of Survey for: RURAL CELLULAR CORPORATION



NE Corner
NE 1/4-SW 1/4
NW Cor
SE 1/4

Access Easement Description
An easement _____ feet in width, for the purpose of _____ over, under and across the Southeast Quarter of Section 27, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota, the centerline is described as follows:
Commencing at the northwest corner of said Southeast Quarter; thence South 0 degrees 07 minutes 19 seconds East, bearing assigned, on the west line thereof 880.51 feet to the point of beginning of the centerline to be described; thence North 83 degrees 44 minutes 53 seconds East 618.18 feet; thence South 83 degrees 27 minutes 33 seconds East 958.45; thence North 80 degrees 32 minutes 08 seconds East 254 feet, more or less, to intersect the centerline of County Road Number 8, and there terminate.

DESCRIPTION
The East 660.00 feet of the Northeast Quarter of the Southwest Quarter, Section 27, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota, lying south of the southerly Rail Road right-of-way.
Subject to reservations, restrictions and easements of record.

Proposed Anchor Easement Description
An easement over, under and across a 60.00 foot strip of land in the Southeast Quarter of the Southwest Quarter, Section 27, Township 145 North, Range 28 West of the Fifth Principal Meridian, Cass County, Minnesota. The centerline of said strip is described as follows:
Commencing at the northeast corner of said Southeast Quarter of the Southwest Quarter; thence South 89 degrees 37 minutes 00 seconds West, bearing assigned, on the north line of said Southeast Quarter of the Southwest Quarter 559.26 feet to the point of beginning of the centerline to be described; thence South 24 degrees 58 minutes 40 seconds West 150.00 feet and there terminate.
The sidelines of said easement begin on the north line of said Southeast Quarter of the Southwest Quarter and end perpendicular to the point of termination.

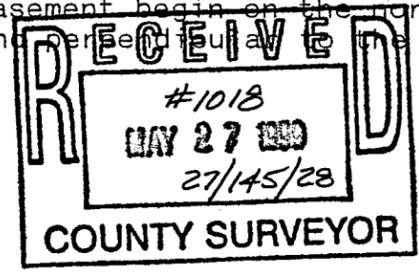
South line of the NE 1/4 of the SW 1/4, Sec. 27, Twp. 145 N, Rge. 28 W. of the 4th P.M.

- denotes monument found
- denotes monument set

The South line of the NE 1/4 of the SW 1/4 is assigned a bearing of S 89°37'00" W.



SCALE: 1" = 200'



KOVANEN SURVEYING, LLC
1205 NW 4th Street
Grand Rapids, MN 55744
(218) 326-5325

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

Robert L. Kovanen, MN RLS 16459
Date _____

#970028