

# "ALTA/ACSM LAND TITLE SURVEY"

ALTA / AS-BUILT SURVEY  
PART OF BLOCK 1, REMER,  
SECTION 1, TOWNSHIP 141 NORTH, RANGE 26 WEST,  
CASS COUNTY, MINNESOTA

**DESCRIPTION**  
Lot Seven (7) and Lot Eight (8), Block One (1), Original Plat of Remer, according to the map or Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

AND  
That part of Lot Nine (9), Block One (1), Original Plat of Remer, according to the map or Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Lot 9; thence North 89 degrees 06 minutes 11 seconds East, assumed bearing, along the south line of said Lot 9, a distance of 0.50 feet; to a point hereinafter referred to as Point "A"; thence North 00 degrees 44 minutes 15 seconds West 51.13 feet to a point hereinafter referred to as Point "B"; thence North 88 degrees 49 minutes 15 seconds East 1.01 feet; thence North 00 degrees 31 minutes 31 seconds West 80.78 feet to the north line of said Lot 9; thence South 89 degrees 07 minutes 07 seconds West 130.36 feet to the west line of said Lot 9; thence South 89 degrees 07 minutes 07 seconds East along the west line of said Lot 9, a distance of 131.92 feet to the point of beginning.

The line segment between said points "A" and "B" is intended to be drawn as centered between the existing exterior walls of the two opposing buildings located on Lots 8 and 9, said Block One.

AND  
Lot Six (6), Block One (1), Original Plat of Remer, according to the map or Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

AND  
Lot Five (5), Block One (1), and the West Half (W 1/2) of Lot Four (4), Block One (1), Original Plat of Remer, according to the map or Plat thereof on file and of record in the Office of the County Recorder, Cass County, Minnesota.

**UTILITY EASEMENT**

Together with:

An easement for utility purposes over, under, and across that part of Lot 9, Block 1, Original Plat of Remer, according to the recorded plat thereof, Cass County, Minnesota, described as follows: COMMENCING at the southwest corner of said Lot 8; thence North 89 degrees 06 minutes 11 seconds East, assigned bearing, along the south line of said Lot 9, a distance of 0.30 feet; thence North 00 degrees 44 minutes 15 seconds West 51.13 feet; thence North 88 degrees 49 minutes 15 seconds East 1.01 feet to the point of beginning of the easement tract to be herein described; thence North 00 degrees 31 minutes 31 seconds West 80.78 feet to the north line of said Lot 9; thence North 89 degrees 07 minutes 07 seconds East along said north line, a distance of 131.92 feet to the point of beginning.

Together with:

Enrollment Easement for buildings and improvements unto First Avenue, as dedicated in Original Plat of Remer, as granted in Document dated May 9, 2012, recorded May 17, 2012, as Document No. A00050640.

**SURVEY NOTES**

1. Addresses of property are: 4 First Ave NE, 104 Main Street E, and 103 Birch Street NE.
2. This property does not fall within a designated flood plain as set forth by FEMA Flood Insurance Rate Map.
3. Parcel contains 23.355± square feet (0.53± acres).
4. Current zoning for Lots 7 & 8 and part of Lot 9 is Commercial. Current zoning for Lots 5 & 6 and part of Lot 4 is Commercial.
5. There is 1 handicap and 9 regular parking spaces.
6. The underground utilities shown are based on locates using "Gopher One Call" ticket #120380139, 120380142, & 120380145. Utilities contacted by Gopher One Call regarding this survey include City of Remer, Lake Country Power, Eagle Cablevision, Johnson Telephone, and Northern Fiber. To confirm underground utility locations shown, call Gopher One. Call at 800-252-1166 for locate.
7. There is no observed evidence of current earth moving work, building construction, or building additions.
8. There is no observed evidence of site use as a solid waste dump, sump, or sanitary landfill.
9. There are no visible wetlands and the National Wetlands Inventory (NWI) map does not indicate any wetlands on site.
10. See proposed utility easement for overhead electric, buried telephone and buried gas utility lines.
11. This survey has been prepared based on a title commitment prepared by Old Republic National Insurance Company, File Numbers 25114-7104-1, 25114-7104-4, & 25114-7104-5, effective date: May 24, 2012 at 8:00 a.m. Only easements which appear in Schedule B Section II, Exceptions of this title commitment have been shown as part of this survey.
12. Public access to the property is via State Highway Numbers 6/200, First Avenue, and Birch Street.
13. There is an overhang (covered entry) onto First Avenue and also onto Main Street (State Hwy. 6/200).

**CERTIFICATION**

**SURVEYORS CERTIFICATE**

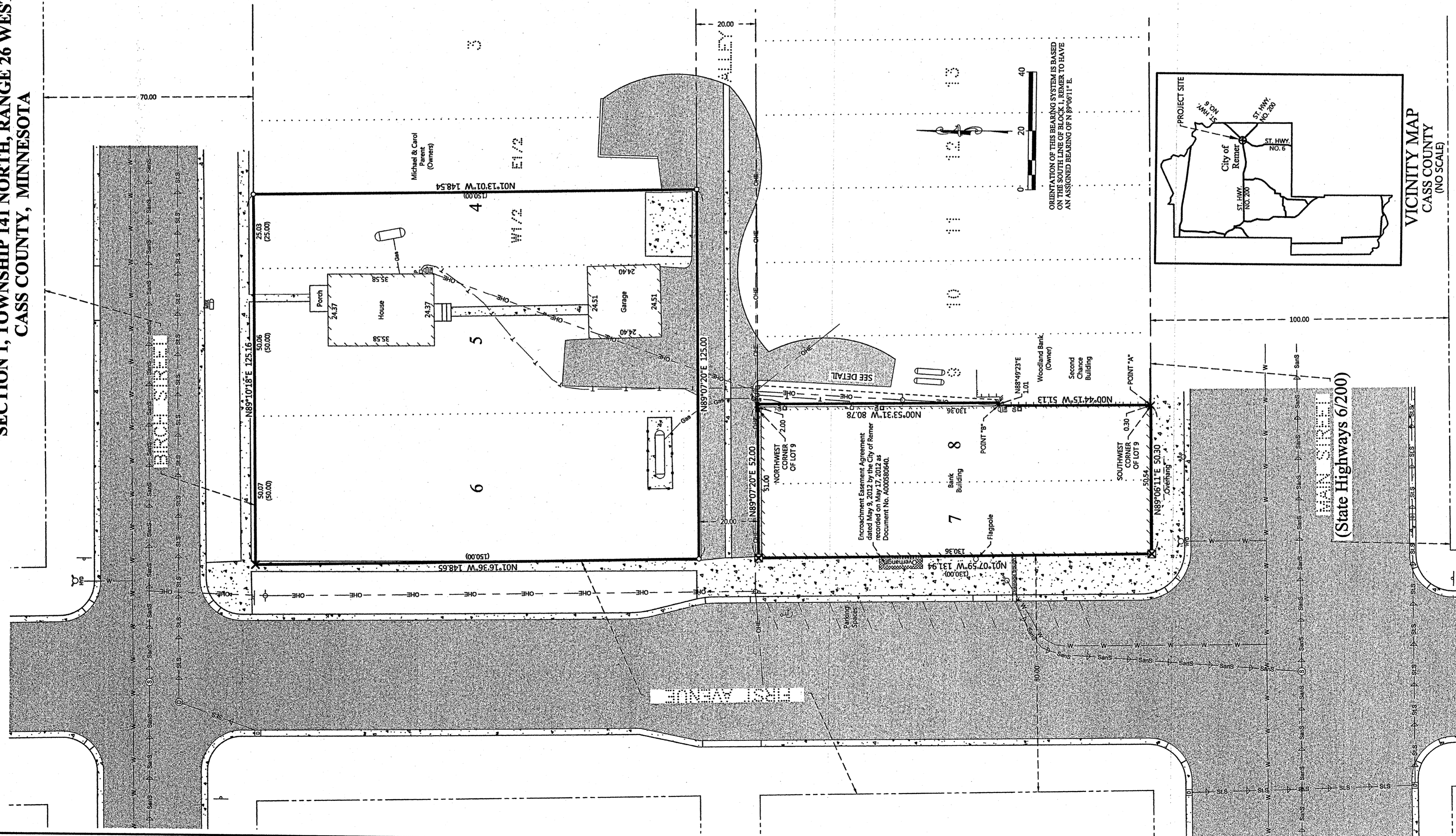
The undersigned, being a Registered Land Surveyor in the State of Minnesota certifies to: The First National Bank of Walker, a national banking association, Woodland Bank, a Minnesota Corporation, Action Title, Inc. and Old Republic National Title Insurance Company, and all their members, partners, successors and assigns:

Certifies as follows:  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(e), 7(e), 8, 9, 11, 13, 16, 18, 19, 20(e), 22(1), 23(1) and 24(1) of Table A thereof. The field work was completed on December 21, 2011 and February 13, 2012.

Date of plat or map: 5-24-2012

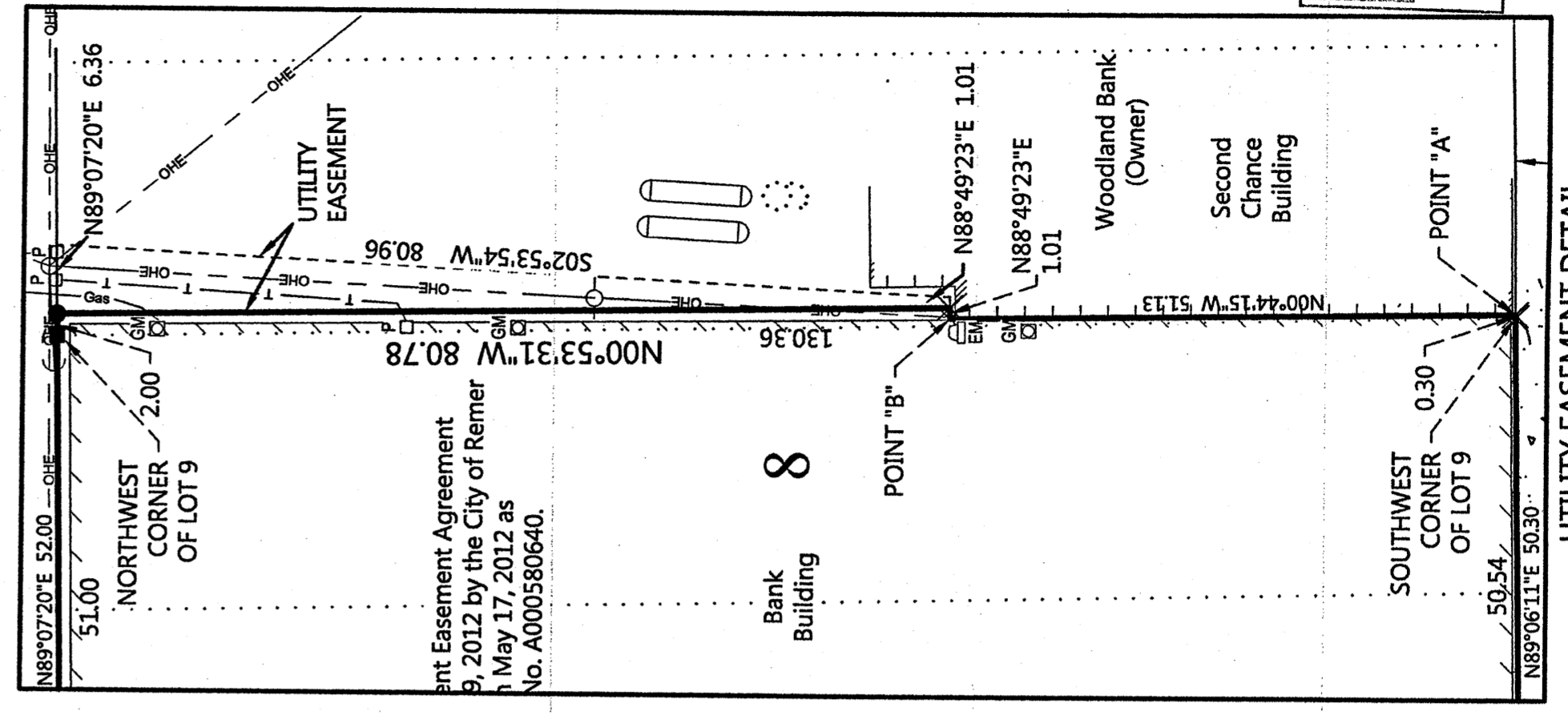
Terry L. Freeman  
Registration No. 21367

Dated: 6/7/12



**LEGEND**

○	DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367	⊖	DENOTES EXISTING UTILITY FOLE W/ GUT WIRE	⊕	DENOTES EXISTING ELECTRIC METER	⊗	DENOTES EXISTING STORM SEWER MANHOLE
●	DENOTES MONUMENT FOUND	⊖	DENOTES OVERHEAD ELECTRIC LINE	⊖	DENOTES EXISTING UNDERGROUND GAS HYDRANT	⊖	DENOTES EXISTING STORM SEWER
⊠	DENOTES FOUND CHESELED "X" IN SIDEWALK	⊖	DENOTES PLAY AND/OR DEEDED MEASURE	⊖	DENOTES EXISTING PHONE PEDISTAL OR HOOK-UP HYDRANT	⊖	DENOTES EXISTING STORM SEWER MANHOLE
⊠	DENOTES FOUND CHESELED "X" IN SIDEWALK	⊖	DENOTES EDGE OF EXISTING BITUMINOUS CONCRETE	⊖	DENOTES EXISTING SANITARY SEWER MAIN	⊖	DENOTES EXISTING SANITARY MANHOLE(S)
⊠	DENOTES CALCULATED POSITION	⊖	DENOTES EXISTING "X" IN CONCRETE	⊖	DENOTES EXISTING SANITARY SEWER MAIN	⊖	DENOTES EXISTING SANITARY MANHOLE(S)
		⊖	DENOTES EXISTING LP TANK POSITION	⊖	DENOTES EXISTING GAS METER, HOOK-UP	⊖	DENOTES EXISTING BURIED TELEPHONE LINE



JOB NO. 11-148  
DATE: 05-24-2012  
SHEET NO. 1 OF 1

ALTA/ACSM LAND TITLE SURVEY  
Woodland Bank, Attn: Brian Nicklason  
P.O. Box 190  
Remer, MN 56672

**WALKER SURVEYING & CONSULTING, INC.**  
207 4th Street NW, Bemidji, MN, 56601  
Phone: 218-444-4860, Fax: 218-444-6042  
www.walkersurvey.com

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.  
Terry L. Freeman  
LIC. NO. 21367

REVISIONS:

NO.	DATE	DESCRIPTION	BY
6/07/2012		Encroachment Easement and Easement Detail	WAG

RECEIVED  
# 2219  
JAN 6 2012  
S.E. - M.J.  
1-14-12-26  
COUNTY SURVEYOR