

SEC. 6 TWP. 137 RNG. 29
SE1/4 NW1/4



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CASS COUNTY COORDINATE SYSTEM NAD 83 (1986 ADJ.)



SEC. 6 TWP. 137 RNG. 29

MAPPING LEGEND

MANHOLE	○M
CATCH BASIN	⊠
HYDRANT	⊙
WATER VALVE	⊕
LIGHT POLE	⊙
UTILITY POLE	⊙
UTILITY PEDESTAL	⊙
UTILITY METER	⊙
TREE	⊙
BURIED ELECTRIC LINE	—
BURIED TELEPHONE LINE	—
BURIED GAS LINE	—
OVERHEAD POWER LINE	—
WATER LINE	—
STORM SEWER PIPE	—
SANITARY SEWER PIPE	—
CONC. CURB & GUTTER	—
EXISTING CONTOURS	—
PROPERTY LINE	—
CONCRETE	▨
BITUMINOUS	▨
GRAVEL	▨



SCALE IN FEET

SURVEYOR'S CERTIFICATION
To The Overland Group, LLC and to West Plains Bank and Trust (Lender), Fidelity National Title Insurance Company:
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, 5, 6(b), 8, 11(a), 16, 18 and 19 of Table A hereof.
The field work was completed on April 28, 2015.
Date of Map: June 15, 2015
James Kramer
James Kramer, PLS
Minnesota License No. 23668

LEGAL DESCRIPTION PER COMMITMENT FOR TITLE INSURANCE

PARCEL 1:
That portion of the unplatted portion of the Southeast Quarter of the Northwest Quarter of Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29), Cass County, Minnesota, lying East of the cemetery and Southwest of the railroad right-of-way, described as follows to-wit: Commencing at the intersection of the Southeastly line of Ridge Avenue in Dawes Fifth Addition to Pine River and the Southwestly line of the railway right-of-way, the point of beginning; running thence Southwestly along said Southeastly line of Ridge Avenue a distance of 75 feet to a point; running thence Southeastly, parallel to said Southwestly line of said railway right-of-way, a distance of 150 feet to a point; running thence Southwestly, parallel to said Southeastly line of Ridge Avenue, a distance of 75 feet to a point; running thence Southeastly, parallel to said Southwestly line of said railway right-of-way, to the East line of said Southeast Quarter of the Northwest Quarter; running thence Northerly along said East line of said Southeast Quarter of the Northwest Quarter to its intersection with the said Southwestly line of said railway right-of-way; running thence Northwestly along said Southwestly line of said railway right-of-way to the point of beginning.

PARCEL 2:
All that unplatted portion of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) lying East of cemetery and northeast to railroad right of way in Section Six (6), Township One Hundred Thirty-seven (137), Range Twenty-nine (29).
LESS:
That portion of the unplatted portion of the SE1/4 NW1/4, Section 6, Township 137, Range 29, lying east of the cemetery and northeast to the railroad right of way, described as follows, to-wit: Commencing at the intersection of the Southeastly line of Ridge Street in Dawes Fifth Addition to Pine River and the Southwestly line of the railway right of way, the point of beginning; running thence Southwestly along said Southeastly line of Ridge Street a distance of 75 feet to a point; running thence Southeastly, parallel to said Southwestly line of said railway right of way, a distance of 150 feet to a point; running thence Southwestly, parallel to said Southeastly line of Ridge Street, a distance of 75 feet to a point; running thence Southeastly, parallel to said Southwestly line of said railway right of way, to the East line of said SE1/4 NW1/4, running thence Northerly along said East line of said SE1/4 NW1/4 to its intersection with the said Southwestly line of said railway right of way; running thence Northwestly along said Southwestly line of said railway right of way to the point of beginning.
(Abstract Property)

Suggested Legal Description for conveyance, being the above described Parcel 1 together with a portion of the above described Parcel 2, hereon referenced as Tract A.
Tract A

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 6, Township 137, Range 29, Cass County, Minnesota, described as follows: Beginning at the intersection of the Southeastly line of the former Burlington Northern Santa Fe Railroad Company right of way, n/k/a the Paul Bunyan State Trail with the Southeastly right of way of Ridge Avenue in Dawes Fifth Addition to Pine River, n/k/a Maple Street; thence South 40 degrees 57 minutes 20 seconds West, along said Southeastly right of way of Ridge Avenue, 150.00 feet; thence South 48 degrees 57 minutes 50 seconds East, along a line parallel with said Southwestly line of said former Burlington Northern Santa Fe Railroad Company right of way, 677.23 feet to the east line of said SE1/4 NW1/4; thence North 00 degrees 34 minutes 19 seconds East, along the last described east line of the SE1/4 NW1/4, for 197.06 feet to said Southwestly line of the former Burlington Northern Santa Fe Railroad Company right of way; thence North 48 degrees 57 minutes 50 seconds West, along the last described former Burlington Northern Santa Fe Railroad Company right of way line, 549.64 feet to the point of beginning.

PREMISES PROPERTY LOCATION

Parcel 1:
Cass County Tax Parcel ID No. 94-006-2401
100 County 1 West, Pine River, MN 56474
Parcel 2:
Cass County Tax Parcel ID No. 94-006-2402
200 County 1 West, Pine River, MN 56474

GENERAL SURVEY NOTES:

- The property described herein is included in the property described in Fidelity National Title Insurance Company's Commitment for Title Insurance File No. MN1532198 dated February 06, 2015, and that all easements in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been platted hereon or otherwise noted as to their effect on the subject property. Refer to said commitments for reference to all easements, encumbrances, and restrictions pertinent to the subject property. Note, said Commitment includes the property described hereon as an exception to the subject premises as the conveyance of this property was not completed as of the date of this survey.
- This survey was made in accordance with laws and/or Minimum Standards of the State of Minnesota. The Basis of Bearings for this survey is assumed as described under the north arrow hereon.
- The relative addresses and tax parcel identification number is listed after the legal description as listed above.
- The subject premises is not located within an area for which FEMA has completed a study to determine the flood hazard, therefore no FEMA flood data is available.
- The gross land area for Tract A = 92,016 sq. ft. (2.11 acres).
- The ground contours shown hereon are from field surveys for topographic mapping that were conducted as part of this survey. The elevation of these contours is based on the datum of NAVD 88.
- The subject premises is currently located in an Industrial District (I-1) per the City of Pine River. Industrial District Lot Use and Density Requirements are as follows:
Impervious surface coverage 50%
Setback, road 30 feet
Setback, side 15 feet
Setback, hanger (from overhang) 6 feet
Setback, hanger, rear 15 feet
Setback, rear 30 feet
Setback, parking or driveway 10 feet
Maximum building height 25 feet
Minimum lot size 3,000 square feet
On-site sign set-back 1 foot
Off-site sign set-back 1 foot

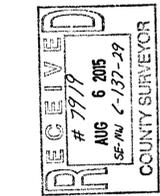
Verify lot requirements and design standards with the City of Pine River prior to development and construction. Refer to the official zoning code for other restrictions and requirements relative to the subject premises and any proposed, or recently approved amendments to said code.

- The underground utilities shown have been located from markings made as part of Gopher State One Call Locate Request Ticket No. 150770679, related utility mappings as provided, and observed evidence as surveyed. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information provided as part of the request for markings and data related thereto. The surveyor has not physically located the underground utilities.
- The premises property currently has access to CSAH 1 (Maple Street) via the entrances indicated hereon as an "Access Opening". Any revision to access on CSAH1 will require approval by the Cass County Highway Engineer.
- There was no observed evidence of current earth moving work, building construction or building additions at the time the field surveys.
- There was no observed evidence that this site is use as a solid waste dump, sump or sanitary landfill at the time the field surveys.
- There was an existing natural wetland on the premises property and a wetland delineation was performed to determine the limits of it as shown hereon.
- The subject premises is subject to easements, agreements, mortgages, restrictions, and other terms and conditions of record. Refer to the above referenced Commitment for Title Insurance for a complete listing of these items as were of record at the time of said Commitment. The surveyor makes no guarantee that additional encumbrances have been made against the premises property. The exceptions from coverage listed in Schedule B - Section II of the above referenced Commitment which are graphically shown hereon are as follows:

- The utility easement per Doc. No. 273422 depicts a 100 foot wide right of way for CSAH 1 (Maple St.). Occupation, and related surveys indicate the right of way to be 66 feet wide as is shown hereon.
- The area described in right of way easement per Doc. No. 405223 is not located within the premises property.
- The Township Road Resolution affects existing township roads already established or created by prescriptive use. None of the roads listed in this document directly affect the premises property.

LIST OF POSSIBLE ENCROACHMENTS

The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listings. These encroachments are identified on the graphics portion of this survey.
• A portion of the existing driveway located between the house and the garage near the most westerly corner of the premises will encroach onto the parcel described as Tract A as is noted in the graphics portion of this survey.



NO.	REVISIONS	DATE

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, 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.
Signature: *James Kramer* Date: 6/16/2015
James Kramer, PLS License No. 23668

KLD
KRAMER LEAS DELEO
SURVEYING - ENGINEERING - PLANNING
PINE RIVER, MN 56474
PROJECT NO. OVERG1505

ALTA/ACSM LAND TITLE SURVEY
For: Overland Properties, LLC, 1998 Imperial Center, Suite 2009, West Plains, MO 65775
Site Description: 100 & 200 County Hwy. 1
City of Pine River, County of Cass, State of Minnesota
Located in Section 6 Township 137 North, Range 29 West