



SURVEY LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 57073"
- △ SET NAIL
- ▲ FOUND PK NAIL
- FOUND PINCH TOP
- [] RECORD DOCUMENT
- 0.2V: TIE DISTANCES ARE SHOWN ON SIDE WITH FEATURE MEASURED TO PROPERTY LINE
- AS ASH
- FR MISC FRUIT
- OA OAK
- PI PINE
- 972.5 SPOT ELEVATION
- THSD ELEV @ THRESHOLD
- SANITARY MANHOLE
- AIR CONDITIONING UNIT
- DISABLED PARKING STALL
- ⊕ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ FUEL TANK
- ⊞ GAS REGULATOR
- ⊞ GUARD POST
- ⊞ GUY WIRE
- ⊞ PARKING STALL COUNT
- ⊞ POWER POLE
- ⊞ ROOF DRAIN
- ⊞ SIGN
- ⊞ WATER MANHOLE / WELL
- ⊞ YARD LIGHT
- ⊞ SCHEDULE B II ITEM
- (12) SURVEY REPORT NOTE
- SANITARY SEWER
- E--- MAPPED UNDERGROUND ELECTRIC
- FO--- UNDERGROUND FIBER OPTIC
- FO--- MAPPED UNDERGROUND FIBER OPTIC
- OH--- OVERHEAD UTILITY
- W--- WOOD FENCE
- CON--- CONCRETE
- NO P--- NO PARKING
- EXIST--- EXISTING BUILDING
- CONTOUR--- CONTOUR
- TREE LINE--- TREE LINE
- CONIFEROUS TREE--- CONIFEROUS TREE
- DECIDUOUS TREE--- DECIDUOUS TREE

TITLE COMMITMENT EXCEPTIONS

- (Per Schedule B, Section II of the herein referenced Title Commitment)
- The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No. ORTE749328, effective date July 31, 2023. The numbers below correspond to those in the title commitment.
- 1-7 do not require comment.
 8. Subject to the terms and conditions of the Right of Way Easement in favor of Crow Wing Cooperative Power & Light Company, Brainerd, Minnesota in document dated October 22, 1981 and recorded December 7, 1981 as Document No. 260656. **This easement is "blanket" in nature. Sketch in document locates this easement along the east side of Parcel 1. Not shown hereon.**
 9. Subject to the terms and conditions of the Right of Way Easement in favor of Crow Wing Cooperative Power & Light Company, Brainerd, Minnesota in document dated November 4, 1986 and recorded December 12, 1986 as Document No. 293664 (affects Parcel 1). **This easement is "blanket" in nature. Sketch in document locates this easement along the north side of Parcel 1. Not shown hereon.**
 10. Subject to the terms and conditions of the Municipal Right of Way Easement granted to the City of Longville, Minnesota in document dated April 7, 2021 and recorded April 15, 2021 as Document No. 671362 (affects Parcel 3). **This easement lies along the west side of Parcel 3 and is shown hereon.**
 11. Subject to temporary easement in favor of the City of Longville, Minnesota in document dated February 2, 2001 and recorded September 10, 2001 as Document No. 440118 (affects Parcel 3). Amendment to easement dated May 21, 2002 and recorded July 16, 2002 as Document No. 452555. **This temporary easement lies along the west side of Parcel 3 and is shown hereon. Note, this document does not indicate when the easement will expire.**
 12. Subject to temporary easement in favor of the City of Longville, Minnesota in document dated February 9, 2001 and recorded September 10, 2001 as Document No. 440120. Amendment to easement dated May 22, 2002 and recorded July 16, 2002 as Document No. 452556. **This easement is over Block 2, LYNCH'S HARBOR only and does not encumber the property. Not shown hereon.**

DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

- Parcel 1:**
The West 159.23 feet of Lot Three (3), Block One (1), Lynch's Harbor, according to the map or plat thereof on file and of record in the office of the Cass County Recorder, and the adjoining vacated alley, if any. Cass County, Minnesota.
- Parcel 2:**
That part of Lot Two (2), Block One (1), Lynch's Harbor, plat of record, Cass County, Minnesota, described as follows: Beginning at the Southwest corner of said Lot Two (2); thence North 79 degrees 46 minutes 18 seconds East, assumed bearing along the south line thereof 114.52 feet; thence North 37 degrees 02 minutes 57 seconds West 131.79 feet to the north line of said Lot Two (2); thence South 81 degrees 30 minutes 48 seconds West along said north line 77.32 feet to the Northwest corner of said Lot Two (2); thence South 20 degrees 43 minutes 24 seconds East along the west line thereof 122.00 feet to the point of beginning; and the adjoining vacated alley, if any. Cass County, Minnesota.
- Parcel 3:**
Lots Four (4), Five (5) and Six (6), Block One (1), Lynch's Harbor, according to the map or plat thereof on file and of record in the office of the Cass County Recorder. Cass County, Minnesota.
- Abstract Property

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 180 Jordan Lane, Longville, Minnesota 56655.
3. This property is located in an area that is not included in the Flood Insurance Rate Map service.
4. The land area of Parcel 1 = 15,510 +/- square feet or 0.36 +/- acres.
The land area of Parcel 2 = 11,341 +/- square feet or 0.26 +/- acres.
The land area of Parcel 3 = 47,273 +/- square feet or 1.08 +/- acres.
Total land area = 74,124 +/- square feet or 1.70 +/- acres.
6. (a) Any zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, was researched to the best of our ability and is open to interpretation. Per the City of Longville Zoning Map and City Code, on July 19, 2023, information for the subject property is as follows:

Zone Commercial
Setbacks: Front 10 feet, Side 5 feet, Rear 5 feet;
Height: Twenty-five (25) feet;
7. (a) Exterior dimensions of all buildings are shown at ground level.
8. Substantial features observed in the process of conducting fieldwork, are shown hereon.
9. Striping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 20 Regular + 1 Disabled = 21 Total Parking Stalls. **See Survey Report Note #5.**
10. There are no observable division or party walls with respect to adjoining properties or on this site.
11. (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 231982752 and 231982876. The following utilities and municipalities were notified:

CITY OF LONGVILLE - (218)536-1695 CROW WING COOP - (218)821-7672 ARVIG - (218)784-5151
- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**
13. The names of the adjoining owners, as shown hereon, are based on information obtained from current tax records.
16. We are not aware of any recent earth moving work, building construction or building additions observed in the process of conducting our field work.
17. We are not aware of any proposed street right of way lines or evidence of recent street or sidewalk construction or repairs observed in the process of conducting our field work.
18. We are not aware of any plottable offsite (i.e., appurtenant) easements or servitudes for this site.

SURVEY REPORT

1. The Surveyor was not provided utility easement documents for the subject property except for those shown on the Survey.
2. The bearings for this survey are based on the Cass County North Coordinate System NAD 83.
3. Benchmark: MnDOT - NGS 1111L
Located approx. 475 feet NE of Heinlen Street on Trunk Hwy 84; 49.2 feet NNW of driveway No. 4837; 5.9 feet NNE of a power pole; 5.9 feet NNE of a witness post, not shown hereon.
Elevation = 1339.75 feet (NAVD88)

Site Benchmark: Invert of Sanitary Manhole located at intersection of Johnson Shores and Jordan Lane, as shown hereon.
Elevation = 1318.89 feet (NAVD88)
4. We were not provided a recorded doc. from the Title Company showing the Alley in Block 1, LYNCH'S HARBOR has been vacated. Our client provided us with the City of Longville Resolution 5-08-02A, dated May 8, 2002, indicating the vacation of the alley. The client or clients' council may wish to pursue this matter further and have the alley vacation document recorded at the County.
5. There is a disabled and regular parking stall partially on the site and partially in the right-of-way of Jordan Lane, shown hereon on the south side of the site. We did not count this in the totals above.
6. There is evidence of vehicles traveling across the southeast corner of Parcel 1 for bank purposes, apparently without an easement.
7. There is a handicap sign, monument sign and light that cross into Jordan Lane right-of-way along the south side of Parcel 1, apparently without an easement.
8. There is concrete that crosses the property line along the east side of Parcel 1, apparently without an easement.
9. There is gravel and concrete that crosses the property line along the north side of Parcel 2, apparently without an easement.
10. There is a guy wire on the north side of Parcel 3 and a power pole and overhead line along the south side of Parcel 3, apparently without an easement.
11. There is bituminous pavement that falls slightly outside of the easement in the southwest corner of Parcel 3, apparently without an easement.
12. There are signs in the southwest corner and along the west side of Parcel 3, apparently without an easement.
13. There is striped parking that crosses into the alley, apparently without an easement.
14. Tree diameters shown hereon are measured at breast height.

CERTIFICATION

To Cuyuna Regional Medical Center and Old Republic 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 16, 17, 18 and of Table A thereof. The field work was completed on July 26, 2023.

Date of Plat or Map: August 15, 2023

Jason P. Terczynski, PLS
Minneapolis License No. 57073
jt@loucksinc.com

**CRMC
LONGVILLE
CLINIC**

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LONGVILLE, MN 56655

**CUYUNA REGIONAL
MEDICAL CENTER**

320 EAST MAIN STREET
CROSBY, MN 56441

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

08/15/23 SURVEY ISSUED

PROFESSIONAL SIGNATURE

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.

Jason P. Terczynski, PLS
License No. 57073
Date 08/15/23

QUALITY CONTROL

Loucks Project No. 233336
Project Lead JPT
Drawn By SFM
Checked By JPT
Field Crew SKS

VICINITY MAP



**ALTA/NSPS
LAND TITLE
SURVEY**

1 OF 1