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# CERTIFICATE OF ALTA/NSPS LAND TITLE SURVEY

IN BLOCK 21  
ORIGINAL TOWNSITE OF DETROIT (NOW DETROIT LAKES)  
DETROIT LAKES, MINNESOTA

## LEGAL DESCRIPTION OF PROPERTY

(Schedule A of the title commitment from Old Republic National Title Insurance Company, File No. 54344, Dated: April 13, 2018 at 7:00 A.M.)

Parcel 1: Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), inclusive, Twenty-one (21), Original Townsite of Detroit (Now Detroit Lakes), Minnesota, according to the recorded plat thereof, Becker County, Minnesota.

Parcel 2: The West Half of Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), Block Twenty-one (21), Original Townsite of Detroit (Now Detroit Lakes), Minnesota, according to the recorded plat thereof, Becker County, Minnesota.

Parcel 3: Lots Nine (9), Ten (10), Eleven (11) and Twelve (12), Block Twenty-one (21), Original Townsite of Detroit (Now Detroit Lakes), Minnesota, according to the recorded plat thereof, Becker County, Minnesota, which lies Westerly and Southerly of Line 1 described below.

Line 1: Beginning at a point of the South line of said Lot 12, distant 13 feet Westerly of the Southeast corner thereof, thence run Northerly, parallel with the East line of said Lot 12, for 16 feet; thence Northerly to a point on the Westerly line of said Lot 9, distant 27 feet Southerly of the Northwest corner thereof and there terminating.

## SCHEDULE B PART II EXEMPTION NOTES

(As shown in the title commitment from Old Republic National Title Insurance Company, File No. 54344, Dated: April 13, 2018 at 7:00 A.M.)

3. See drawing for any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

9. See drawing for the location of Final Certificate for Trunk Highway purposes dated December 12, 1966, filed January 27, 1967, in Book 211 of Deeds, Page 3, as Document No. 242612 (Parcel 1).

12. See drawing for the location of no access to Trunk Highway No. 10 area as set forth in Document No. 455059.

13. See drawing for the approximate location of a sanitary sewer line shown on the old Trunk Highway No. 10 right of way map which may be part of the existing utilities described in Document No. 455059.

14. See drawing for the location of Minnesota Department of Transportation Right of Way Plat No. 03-32, filed June 21, 2005, as Document No. 337522.

15. Evidence of a possible shared access along the easterly property line and a possible shared parking area along a portion of the southerly property line.

16. See drawing for the location of Minnesota Department of Transportation Right of Way Plat No. 03-46, filed September 12, 2017, as Document No. 645164. Rescinded by Rescinding Order of Way Order No. 97164, dated December 11, 2017, filed December 28, 2017, as Document No. 647792.

## ALTA SURVEY TABLE A REQUIREMENT NOTES

1. See drawing for monument locations.

7. See drawing for exterior dimensions of all buildings at ground level.

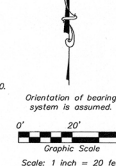
8. See drawing for substantial features observed in the process of conducting the survey.

## SURVEYOR'S CERTIFICATION

To: Old Republic National Title Insurance Company, Gregory Larson and Ronald Field, Larson & Field Enterprises, and Larson and Field Enterprises. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 7(a) and 8 of Table A thereof. The field work was completed on May 15, 2018.

The undersigned further certifies that I have surveyed the property and easements described and shown hereon, and this map or plat and the survey on which it is based reflect the matters referenced in the title commitment prepared by Old Republic National Title Insurance Company, File No. 54344, Dated: April 13, 2018 at 7:00 A.M.

Scott R. Wolf 50320  
Print Name License No.



- LEGEND
- Denotes iron monument's found.
  - Denotes iron monuments set marked with Minnesota License No. 12004/46538/50320.
  - ▲ Denotes PVC nail set.
  - Denotes catch basin.
  - Denotes water shut off valve.
  - Denotes light pole.
  - Denotes fire hydrant.
  - Denotes 6" square wood post.
  - Denotes electrical meter.
  - Denotes gas meter.

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CLIENT:

DRAWING NUMBER: T9341-15