

# ALTA/ACSM LAND TITLE SURVEY

## Brainerd Industrial Park 1st Addition In Section 6, Township 44 North, Range 30 West, City of Brainerd Crow Wing County, Minnesota

### Surveyor's Certification

"I hereby certify to Harold A. Thiess, married, Alvina M. Thiess, married, and the City of Brainerd, a municipal corporation, their respective successors and/or assigns, that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-6, 8, 10, 11(b), 14, and 16-18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, that the Relative Positional Accuracy of this survey does not exceed that which is specified therein."

Date: May 29, 2009

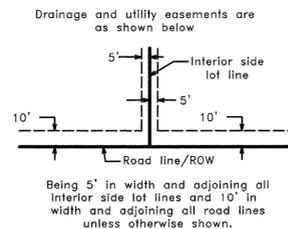
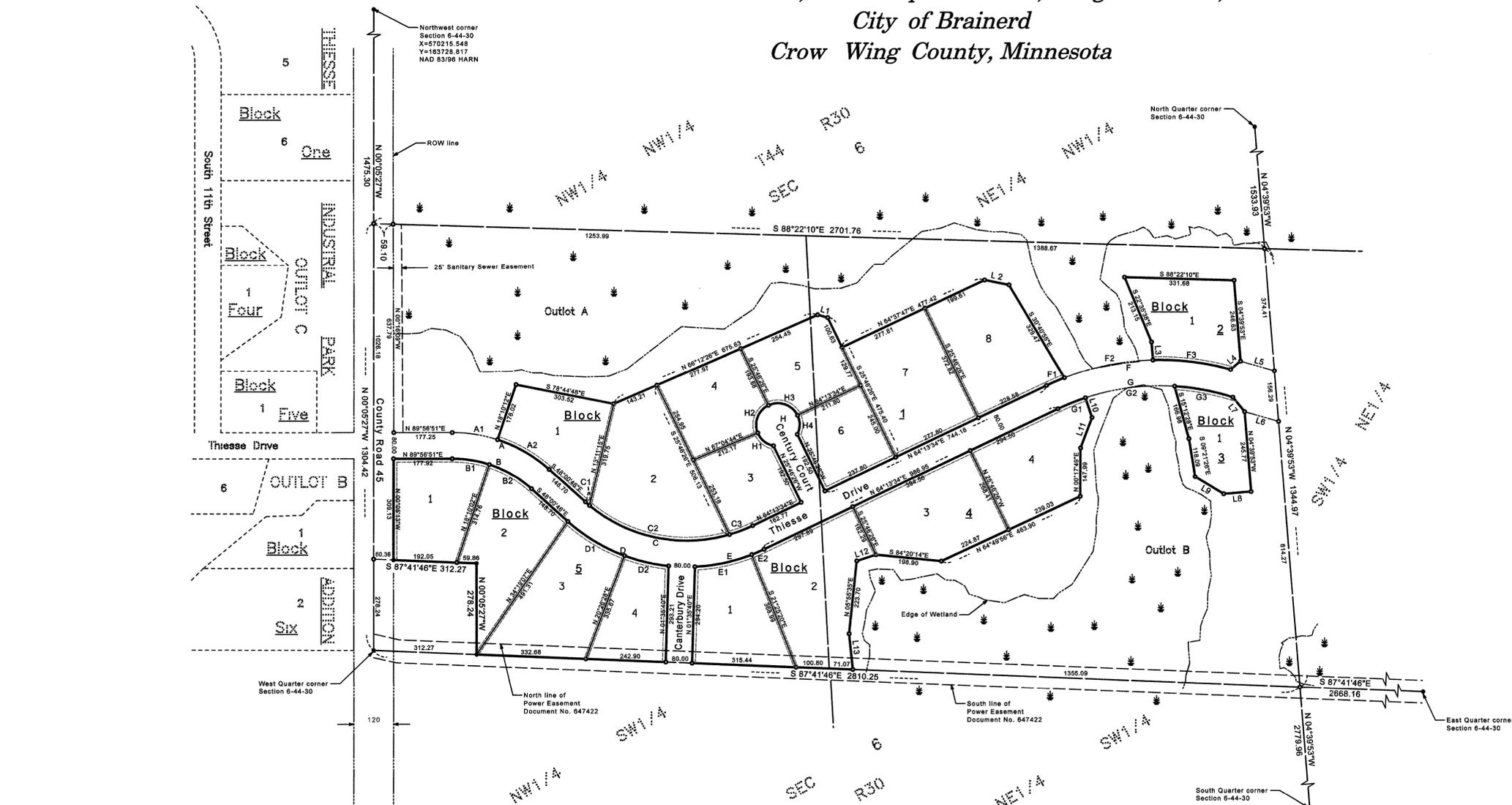
By: James Kramer  
James Kramer  
Licensed Land Surveyor  
Minnesota License No. 23668

### Legal Descriptions

Lots 1, 2, 3, 4, 5, 6, 7, 8 of Block 1, and Lot 1 of Block 2, and Lot 1 of Block 3, and Lots 1, 2, 3, 4 of Block 4, and Lots 1, 2, 3, 4 of Block 5, all in Brainerd Industrial Park 1<sup>st</sup> Addition, according to the recorded plat thereof as on file and of record in the office of the County Recorder in and for Crow Wing County, Minnesota.

### Surveyor's Notes

- Gross Area of property is 33.68 acres  
Area of Lot 1, Block 1 = 1.68 acres  
Area of Lot 2, Block 1 = 2.78 acres  
Area of Lot 3, Block 1 = 1.35 acres  
Area of Lot 4, Block 1 = 1.56 acres  
Area of Lot 5, Block 1 = 1.53 acres  
Area of Lot 6, Block 1 = 1.31 acres  
Area of Lot 7, Block 1 = 2.38 acres  
Area of Lot 8, Block 1 = 2.28 acres  
Area of Lot 1, Block 2 = 1.69 acres  
Area of Lot 1, Block 3 = 1.21 acres  
Area of Lot 1, Block 4 = 1.78 acres  
Area of Lot 2, Block 4 = 2.52 acres  
Area of Lot 3, Block 4 = 2.21 acres  
Area of Lot 4, Block 4 = 1.95 acres  
Area of Lot 1, Block 5 = 1.74 acres  
Area of Lot 2, Block 5 = 2.06 acres  
Area of Lot 3, Block 5 = 2.32 acres  
Area of Lot 4, Block 5 = 1.33 acres
- The properties listed have direct access to Thiess Drive, Canterbury Drive and Century Court.
- Utilities shown represent utilities as located and marked per Gopher State One-Call Ticket No. 90178446 and Ticket No. 90178164. The underground utilities shown have been located from field survey information and utility construction plans. 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 available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location 1-800-252-1166.
- The subject property is Zone X and listed as being an area to be outside the 500-year flood plain per FEMA Flood Insurance Rate Map for Crow Wing County, Minnesota (Unincorporated Areas), Panel 250 of 375, Community-Panel Number 270091 0250 B, Effective Date, May, 15, 1991.
- The property is subject to certain rights and has been granted rights related to drainage and utility easements per Document Number 734943 as shown on this survey.
- The property is zoned I-1, Light Industrial. The minimum lot size is 24,000 sf. The setback requirements are 40' Front, 10% of lot width for Side Interior, 20' Side Corner, and 30' Rear. The building height limitation is 30 feet with an additional one foot of setback from adjacent property lines for every foot over 30 feet of height.
- There is no observable evidence of any earth moving work or building construction on said lots.
- Landscaping features such as trees and shrubs are not reflected on this survey.
- The road right of way for Thiess Drive, Canterbury Drive and Century Court is contiguous with County Road Number 45, and was publicly donated and dedicated in the plat of Brainerd Industrial Park 1<sup>st</sup> Addition per Document Number 734943.
- This survey is in compliance with the minimum requirements set fourth in the City of Brainerd's Land Code.
- This survey was prepared in connection with the transaction described in Chicago Title Insurance Company's Commitment File No. C-09-0985 as prepared by Crow Wing County Abstract Co., Inc.. Refer to Schedule B of said Commitment for requirements and exceptions related to this property.



ORIENTATION OF THIS BEARING SYSTEM IS THE CROW WING COUNTY COORDINATE SYSTEM, North American Datum of 1983, 1996 HARN Adjustment.



- DENOTES: SET IRON PIPE WITH CAP STAMPED "RLS 42619"
- DENOTES: FOUND IRON MONUMENT

Element	Length	Radius	Delta
CURVE A	322.84	440.00 R	42° 02' 23"
CURVE A1	139.92	440.00 R	18° 13' 12"
CURVE A2	182.92	440.00 R	23° 49' 11"
CURVE B	264.14	360.00 R	42° 02' 23"
CURVE B1	114.48	360.00 R	18° 13' 11"
CURVE B2	149.66	360.00 R	23° 49' 12"
CURVE C	544.02	460.00 L	67° 45' 40"
CURVE C1	16.64	460.00 L	02° 04' 23"
CURVE C2	452.02	460.00 L	56° 18' 03"
CURVE C3	75.36	460.00 L	09° 23' 14"
CURVE D	340.66	540.00 L	36° 08' 41"
CURVE D1	203.07	540.00 L	21° 32' 46"
CURVE D2	137.59	540.00 L	14° 35' 55"
CURVE E	217.91	540.00 L	23° 07' 14"
CURVE E1	176.90	540.00 L	18° 46' 08"
CURVE E2	41.01	540.00 L	04° 21' 06"
CURVE F	571.74	790.00 R	41° 27' 59"
CURVE F1	59.16	790.00 R	04° 17' 26"
CURVE F2	274.52	790.00 R	19° 54' 37"
CURVE F3	238.06	790.00 R	17° 15' 56"
CURVE G	543.91	710.00 R	43° 53' 04"
CURVE G1	89.82	710.00 R	07° 13' 55"
CURVE G2	273.45	710.00 R	22° 04' 01"
CURVE G3	180.74	710.00 R	14° 35' 08"
CURVE H	328.75	66.00 R	285° 23' 23"
CURVE H1	64.48	66.00 R	55° 58' 47"
CURVE H2	99.89	66.00 R	86° 42' 55"
CURVE H3	103.68	66.00 R	90° 00' 00"
CURVE H4	60.70	66.00 R	52° 41' 41"

Element	Bearing	Length
L 1	S 74°41'48"E	31.18
L 2	S 78°37'57"E	75.13
L 3	N 04°28'31"W	55.13
L 4	N 49°30'33"E	39.51
L 5	S 73°45'25"E	107.05
L 6	S 73°45'25"E	107.05
L 7	S 38°49'50"E	36.98
L 8	N 85°20'07"E	33.28
L 9	S 58°55'01"E	101.30
L 10	N 18°32'31"W	63.65
L 11	N 20°16'40"E	99.74
L 12	N 71°50'25"E	61.06
L 13	N 05°53'42"W	109.24

