

ALTA / AGSM LAND TITLE SURVEY

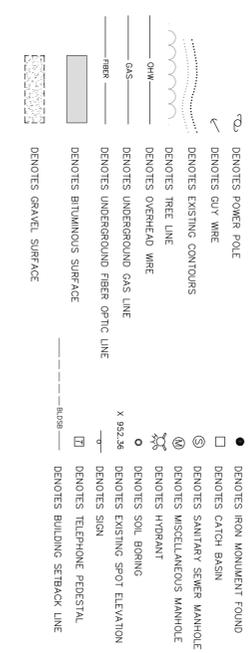
~for the~ City of Gaylord, MN & STAR OF THE NORTH, INC. in care of James Peterson

GRAPHIC SCALE



ORIENTATION OF THIS BEARING SYSTEM IS BASED UPON THE WEST LINE OF TRACT M, RLS NO. 10
 BENCHMARK: TOP HYDRANT NORTH SIDE OF INDUSTRIAL AVE. BETWEEN FIRST AND SECOND STREET. ELEVATION=988.61

NORTH



ALTA / AGSM LAND TITLE SURVEY CERTIFICATION

I hereby certify to the City of Gaylord, Minnesota and STAR OF THE NORTH, INC. in care of James Peterson, that this is a survey of :

Tract M, RLS NO. 10

ALSO

(ABSTRACT PROPERTY)
 That part of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty-three (33), Township Number One Hundred Thirteen (113), North of Range Twenty-eight (28), West, lying South of the Chicago and Northwestern Railway Right of Way.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/AGSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-2, 4-6, 8-9 and 11(a-b) of Table A thereof. The field work was completed on 26 March 2013.

Date of Plot or Map: 19ABR13

Sibley Surveyors, Inc.

Avery Grodnow, Land Surveyor
 Minnesota License No. 15475

GENERAL NOTES

1. Fee ownership is vested in Star of the North, Inc. care of James Peterson TRACT M, Parcel ID Number: 32.0791.000 Abstract Property Parcel ID Number: 32.0791.000.
 2. Address of the surveyed premises: 210 Railroad Avenue, Gaylord, MN 55334.
 3. A FEMA Flood Map couldn't be found for the surveyed premises shown on this survey map. According to the FEMA on-line map service center, there are no printed maps for this area. The Flood Zone designation is unknown.
 4. Boundary area of the surveyed premises: TRACT M, RLS NO. 10: 425,654± sq. ft. (9.77 acres). ABSTRACT PROPERTY: 20,022± sq. ft. (0.46 acres).
 5. The City of Gaylord has indicated that the surveyed premises shown on this survey is currently zoned I-1 (Industrial) under the applicable zoning regulations, and that the current setbacks are:
 - a. Front
 - 1) There shall be a front yard setback of not less than thirty (30) feet except that for any building exceeding two (2) stories in height, there shall be an additional front yard setback of one (1) foot for every one (1) foot that the building exceeds the height of thirty (30) feet.
 - 2) Where a lot is located on the intersection of two streets, there shall be a front yard setback on each street.
 - b. Side
 - 1) There shall be a side yard setback for buildings not exceeding two (2) stories in height of not less than fifteen (15) feet.
 - 2) For buildings exceeding two (2) stories in height, there shall be a minimum side yard setback of fifteen (15) feet plus one (1) foot for each one (1) foot of building height above thirty (30) feet.
 - c. Rear
 - 1) There shall be a rear yard setback of not less than thirty (30) feet.
- For additional information contact the City of Gaylord at (507) 237-2338.
- *ACCORDING TO THE CITY OF GAYLORD, THIS PROPERTY IS WITHIN THE SHORELAND DISTRICT OF MUD LAKE ESTABLISHED BY THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES. THE AREA WITHIN 1000 FEET OF THE ORDINARY HIGH WATER LINE OF MUD LAKE HAS ADDITIONAL RESTRICTIONS. FOR ADDITIONAL INFORMATION CONTACT THE CITY OF GAYLORD.
- *MUD LAKE IS CLASSIFIED BY THE DNR AS A RESIDENTIAL DEVELOPMENT LAKE.
6. There are NO marked or striped parking areas onsite.
 7. The surveyed premises has access to Third Street, Railroad Avenue and Shoreview Lane, public streets.
 8. Utilities shown herein are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown herein and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
 9. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
 10. The field survey of this site was completed on March 26th, 2013.
 11. This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown herein. Survey subject to revision upon receipt of a current title commitment.
 12. Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.

