

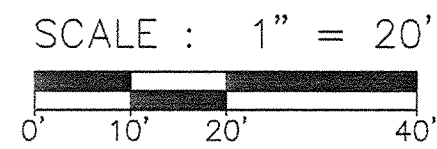
LOCATION MAP
NOT TO SCALE

STATEMENT OF ENCROACHMENTS

A EXISTING BUILDING EXTENDS OVER SETBACK AREAS.

UTILITY NOTES

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.



GENERAL NOTES

1. The subject property has ingress and egress to MINNESOTA AVENUE NW, which is a paved, public right-of-way.
2. The bearing of N 89°44'44" E as shown on the NORTH LINE OF THE SUBJECT PROPERTY, ASSUMED, was used as the basis of bearing for the purpose of this survey.
3. The address of 522 was physically observed, posted on site of subject property.
4. All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.
5. There is no visible evidence of earth moving, current or proposed.
6. There is no visible evidence on site of use as a dump or sanitary landfill, currently or previously.
7. Surveyor is aware of no changes in street right of way lines, either completed or proposed. Surveyor observed no evidence of recent street or sidewalk construction or repairs.
8. Subject property contains 27,960 SQ. FT. OR 0.6419 ACRES more or less.

FLOOD NOTE:

By graphic plotting only, this property is in an unmapped area of the Flood Insurance Rate Map, Community Panel No. UNMAPPED_270711. By telephone, call dated 4/15/13 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

ZONING INFORMATION

According to Mayana Rice, City of Bemidji 218-759-3594, the subject property is zoned "OM" Office/Medical and is subject to the following conditions:

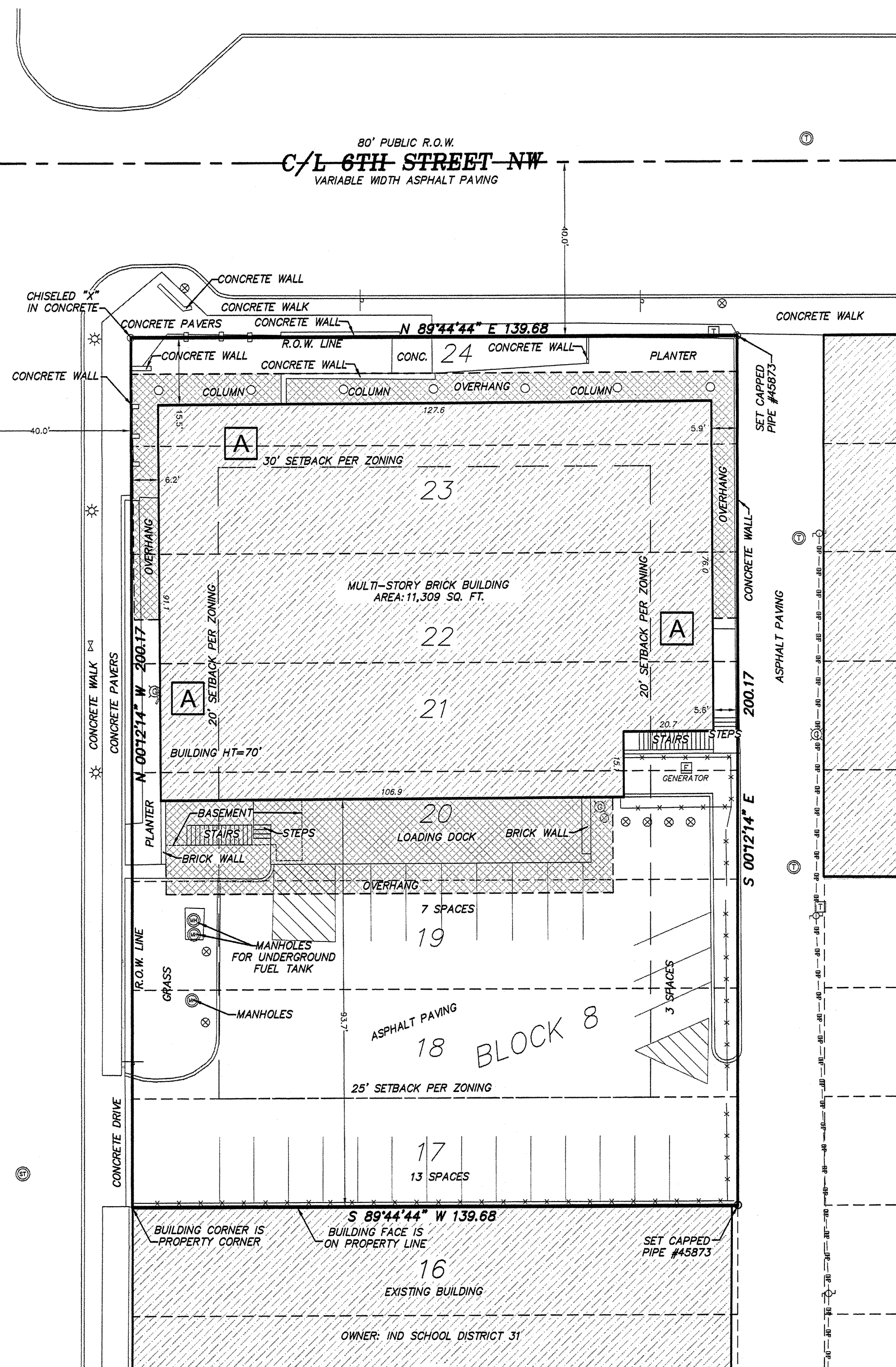
Front Setback: 30'
Side Setback: 20'
Rear Setback: 25'
Height Restrictions: 75'

Parking Restrictions:
1 space per 250 sq.ft.

Parking Spaces:
Regular: 23
Handicapped: 0
Total: 23

Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City Of Bemidji Planning Department and the applicable zoning codes.

80' PUBLIC R.O.W.
C/L MINNESOTA AVENUE NW
57.7 ASPHALT PAVING



LEGAL DESCRIPTION

BELTRAMI COUNTY, MINNESOTA:

LOTS 17, 18, 19, 20, 21, 22, 23, AND 24, BLOCK 8, BEMIDJI.

THE PROPERTY IS THE SAME AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. MRS-11863 DATED 4-10-13.

NOTES CORRESPONDING TO SCHEDULE B

NO SURVEY RELATED SCHEDULE B ITEMS CONTAINED IN TITLE COMMITMENT.

ALTA/ACSM LAND TITLE SURVEY

Bemidji Federal Building

522 Minnesota Avenue Northwest
Bemidji, Minnesota 56001

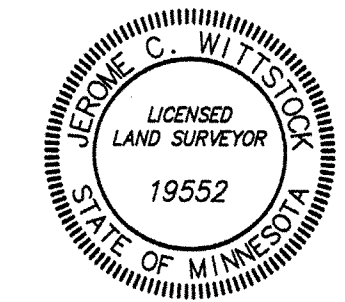
Surveyor's Certification

To: UNITED STATES OF AMERICA, Chicago 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 2, 3, 4, 7a, 7b1, 8, 11a, 18, 19, 20a, 21 of Table A thereof. The field work was completed on 4-25-13.

Date of Plat or Map: 5-13-13

Joy Wittstock
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320-253-9495



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Email: Comments@rpsurveying.com

Oklahoma Certificate of Authorization No.: 3948 Expires June 30, 2013

SYMBOL LEGEND

<ul style="list-style-type: none"> BUSH GAS METER SIGNAL LIGHT PIPELINE MARKER MAIL BOX TELE. PED. SAN. SEW. M.H. CURB INLET TV PED. CLEAN OUT FLAG POLE ELEC. TRANS. UNDERGROUND TANK ACCESS AUTO SPRINKLER STORM SEWER SANITARY SEWER FIBER OPTIC 	<ul style="list-style-type: none"> TREE ELEC. PEDESTAL FIRE HYDRANT POWER POLE PIPELINE VENT WATER VALVE STATION MARK GUARD POST LIGHT POLE MONITOR WELL TRASH CAN AUTO-SPRINKLER HANDICAP IRON GRATE GAS VALVE TELE. MANHOLE WATER METER WATER METER WATER METER TRAFFIC CONTROL BOX FIRE RISER WATER LINE OVERHEAD ELECTRIC 	<ul style="list-style-type: none"> CONCRETE UNDERGROUND HANDICAPPED CONCRETE RETAINING APPROXIMATE SANITARY ASPHALT TYPICAL BUILDING PEDESTAL PLANTER GAS REGULATOR TRANSFORMER FINISHED FLOOR CENTER LINE RIGHT-OF-WAY FENCE DIAMETER BOULEVARD BUILDING SETBACK EASEMENT AUTO-SPRINKLER DISTANCE BEARING WITH UNDERGROUND STATUTORY MEASUREMENT PLAT DIMENSION RECORD DIMENSION TOP OF RIM FLOW LINE ROOF DRAIN 	<ul style="list-style-type: none"> LIST OF ABBREVIATIONS UNDERGROUND HANDICAPPED CONCRETE RETAINING APPROXIMATE SANITARY ASPHALT TYPICAL BUILDING PEDESTAL PLANTER GAS REGULATOR TRANSFORMER FINISHED FLOOR CENTER LINE RIGHT-OF-WAY FENCE DIAMETER BOULEVARD BUILDING SETBACK EASEMENT AUTO-SPRINKLER DISTANCE BEARING WITH UNDERGROUND STATUTORY MEASUREMENT PLAT DIMENSION RECORD DIMENSION TOP OF RIM FLOW LINE ROOF DRAIN
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Bemidji Federal Building

522 Minnesota Avenue Northwest
Bemidji, Minnesota 56001

SCALE: 1"=20'	REDLINED BY: DL
DATE: 4-25-13	APPROVED BY: JCW
DWN. BY: LS	J.N.: M04134Q
FIELD BY: JCW	

MARK	DATE	REVISION	BY	APP'D
[Symbol]		GATE VALVE		
[Symbol]		TELEPHONE BOX		
[Symbol]		HYDRANT		
[Symbol]		STEEL/WOOD POST		
[Symbol]		SIGN-TRAFFIC/OTHER		
[Symbol]		GAS METER		
[Symbol]		TELEPHONE MANHOLE		
[Symbol]		ELECTRIC BOX		
[Symbol]		SANITARY MANHOLE		
[Symbol]		STORM MANHOLE		
[Symbol]		MISC MANHOLE		
[Symbol]		FENCE LINE		
[Symbol]		POWER POLE		
[Symbol]		LIGHT POLE		
[Symbol]		OVERHEAD LINE		