ALTA/ACSM
LAND TITLE SURVEY
IN THE NE/NE OF
SECTION 34, T63N, R12W,
4th P.M., ST. LOUIS COUNTY, MN
SCALE 1"=60' MAY, 2007

BEAR ISLAND SURVEYING INC.
943 EAST SHERIDAN ST.
ELY, MINNESOTA (218)-365-6893

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BASIS OF BEARING IS ASSUMING THE EAST LINE OF THE NE/NE, SECTION 34 TO BEAR S00°39'23"E ALL LINEAR MEASUREMENTS ARE U.S. SURVEY FEET

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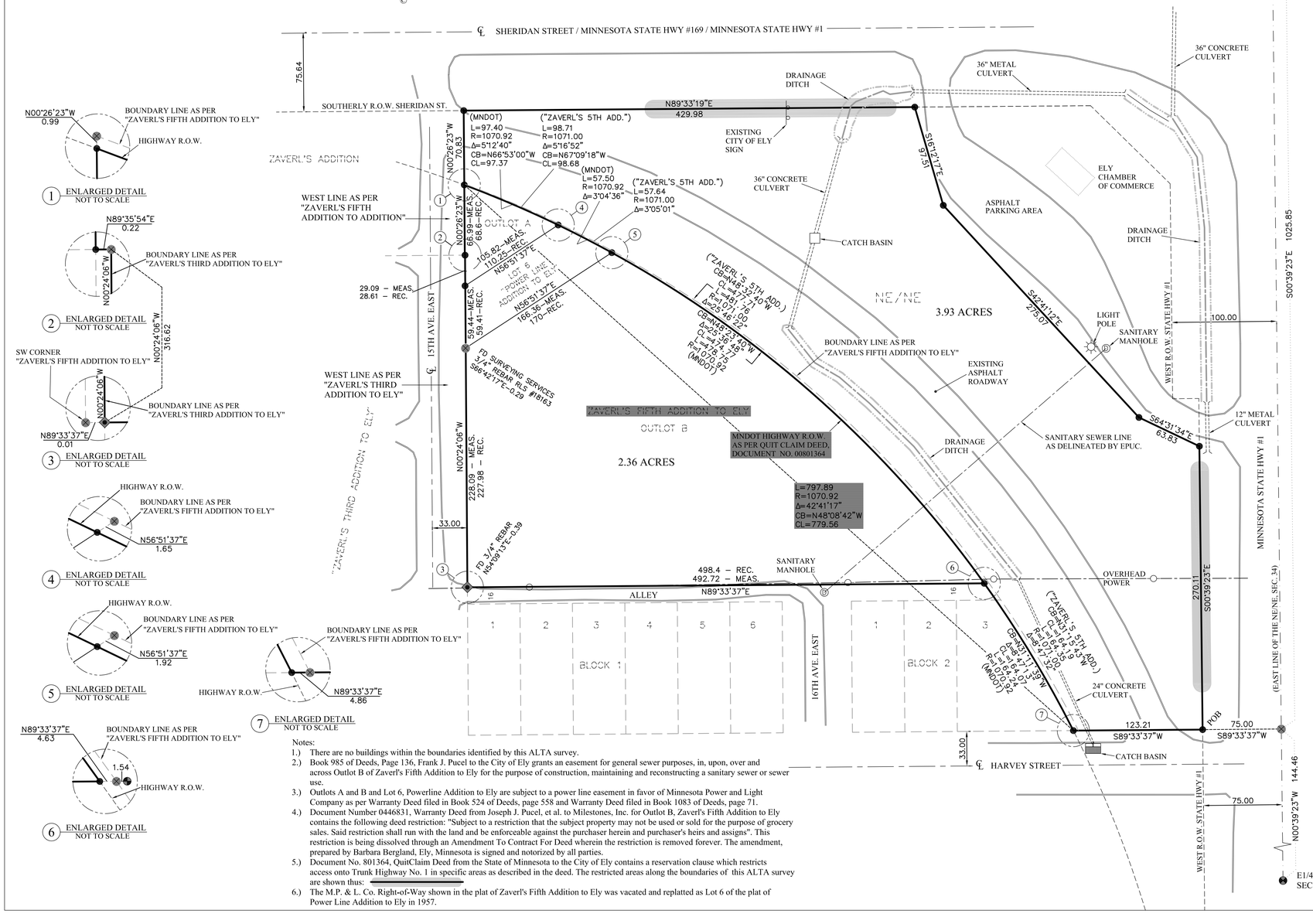
GRAPHIC SCALE

60 0 30 60 120 240

(SCALE IN FEET)
1 inch = 60ft.



Notes:

1.) There are no buildings within the boundaries identified by this ALTA survey.

2.) Book 985 of Deeds, Page 136, Frank J. Pucel to the City of Ely grants an easement for general sewer purposes, in, upon, over and across Outlot B of Zaverl's Fifth Addition to Ely for the purpose of construction, maintaining and reconstructing a sanitary sewer or sewer use.

3.) Outlots A and B and Lot 6, Powerline Addition to Ely are subject to a power line easement in favor of Minnesota Power and Light Company as per Warranty Deed filed in Book 524 of Deeds, page 558 and Warranty Deed filed in Book 1083 of Deeds, page 71.

4.) Document Number 0446831, Warranty Deed from Joseph J. Pucel, et al. to Milestones, Inc. for Outlot B, Zaverl's Fifth Addition to Ely contains the following deed restriction: "Subject to a restriction that the subject property may not be used or sold for the purpose of grocery sales. Said restriction shall run with the land and be enforceable against the purchaser herein and purchaser's heirs and assigns". This restriction is being dissolved through an Amendment To Contract For Deed wherein the restriction is removed forever. The amendment, prepared by Barbara Bergland, Ely, Minnesota is signed and notorized by all parties.

5.) Document No. 801364, QuitClaim Deed from the State of Minnesota to the City of Ely contains a reservation clause which restricts access onto Trunk Highway No. 1 in specific areas as described in the deed. The restricted areas along the boundaries of this ALTA survey are shown thus: ———

6.) The M.P. & L. Co. Right-of-Way shown in the plat of Zaverl's Fifth Addition to Ely was vacated and replatted as Lot 6 of the plat of Power Line Addition to Ely in 1957.

Legal Description:

Outlots A and B, in "ZAVERL'S FIFTH ADDITION TO ELY", Lot 6 of "Power Line Addition To Ely", and the following described parcel:
That part of the unplatted portion of the Northeast Quarter of the Northeast Quarter of Section 34, Township 63 North, Range 12 West of the Fourth Principal Meridian, St. Louis County, Minnesota, described as follows:

Assuming the East Line of said Northeast Quarter of the Northeast Quarter to bear South 00° 39' 23" East and from the Northeast Corner of the Northeast Quarter of the Northeast Quarter, run South 00° 39' 23" East along said East Line, a distance of 1,025.85 feet; thence South 89° 33' 37" West, a distance of 75.00 feet to a point on the West Right-of-Way of Minnesota State Highway Number 1, being the POINT OF BEGINNING.

Thence continue South 89° 33' 37" West, a distance of 123.21 feet to a point on the South Line of Block 2 of the plat of Zaverl's Fifth Addition and a nontangential curve concave to the Southwest;
thence Northwesterly along said nontangential curve, central angle of 42° 41' 17", chord bearing of North 48° 08' 42" West, chord distance of 779.56 feet, radius of 1,070.92 feet, a distance of 797.89 feet to a point on the West Line of the officially recorded plat of Zaverl's Fifth Addition extended northerly to the South Right-of-Way of Sheridan Street;
thence North 00° 26' 23" West along said West Line extended, a distance of 70.83 feet to the South Right-of-Way of Sheridan Street.
thence North 89° 33' 19" East along said South Right-Of-Way, a distance of 429.98 feet;
thence South 16° 12' 17" East, a distance of 97.51 feet;
thence South 42° 41' 12" East, a distance of 275.07 feet;
thence South 64° 31' 34" East, a distance of 63.83 feet to said West Right-of-Way of Minnesota State Highway Number 1;
thence South 00° 39' 23" East along said West Right-of-Way, a distance of 270.11 feet to the POINT OF BEGINNING.

Certification:

The undersigned hereby certifies to _____ ("Owner"), _____, that this is a true and correct representation of a survey of the above described real property showing:

(a) the location of all buildings or structures thereon;

(b) the location of all easements and encroachments onto or from such real property that are visible on the real property, known to the undersigned or of record;

(c) any flood hazard areas; and

(d) all service roads, highways, bicycle paths, walkways, and parking areas on or serving the Project.

The undersigned hereby further certifies to Owner, Lender and Title that the Project is in compliance with all set-back requirements of the city in which the real property is located; and this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in effect as of the date hereof, and includes items 1, 2, 3, 4 and 7 of Table A thereof and pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification of an Urban Survey.

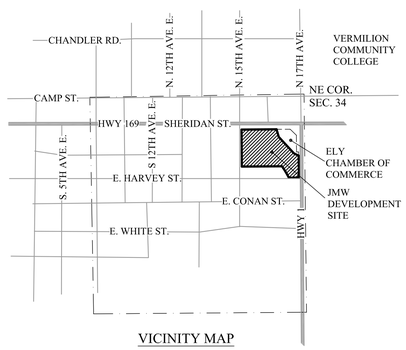
Date:_____

_____
Bruce R. Chernak MN Registration No. 23683

By_____

Its _____

- ● = SET 3/4" PLASTIC CAPPED REBAR STAMPED RLS #23683
- ◒ = FOUND 3/4" PLASTIC CAPPED REBAR STAMPED RLS #18163
- ◆ = SET MPK
- ◉ = FOUND ST. LOUIS COUNTY CAST IRON MONUMENT
- ◓ = FOUND NAIL IN PAVMENT OVER 3/4" REBAR
- × = LEGAL DESCRIPTION POINT
- ○— = POWER POLE
- — — — = SUBDIVISION LINE
- ——— = EXIST. ASPHALT ROADWAY
- —·—·— = UTILITY LINE
- POB = POINT OF BEGINNING



VICINITY MAP
SCALE: 1" = 1000'