

**ITEMS CORRESPONDING TO SCHEDULE B-11**

1. Easement recorded December 31, 1965 in Book "147" of Misc., Page 75, executed from Right of Way over and across a portion of Outlot 1 in the NE1/4 of Section 11, Township 15S North, Range 83 West of the 5th P.M., and more particularly described as follows: Commencing at the Northeast corner of the NE1/4 of Section 11, Township 15S North, Range 83 West of the 5th P.M., thence North 89 degrees 39'15" West a distance of 100 feet to the point of beginning, said point being on the West right-of-way line of U.S. Hwy. No. 83, thence South 0 degrees 39'15" East a distance of 120.00 feet, thence South 89 degrees 39'15" East a distance of 120.00 feet to the point of beginning. Such easement is a servitude attached to the land.
2. And subsequent Assignment recorded January 3, 1974 in Book "204" of Misc., Page 427, executed by Gulf Oil Corporation, to Leonard O. Rice, assigns the Easement recorded in Book "147" of Misc., Page 75.
3. And subsequent Assignment recorded October 31, 1974 in Book "214" of Misc., Page 427, executed by Rice-Boyd, Alamo Company, assigns the Easement recorded in Book "147" of Misc., Page 75, shown on the map.

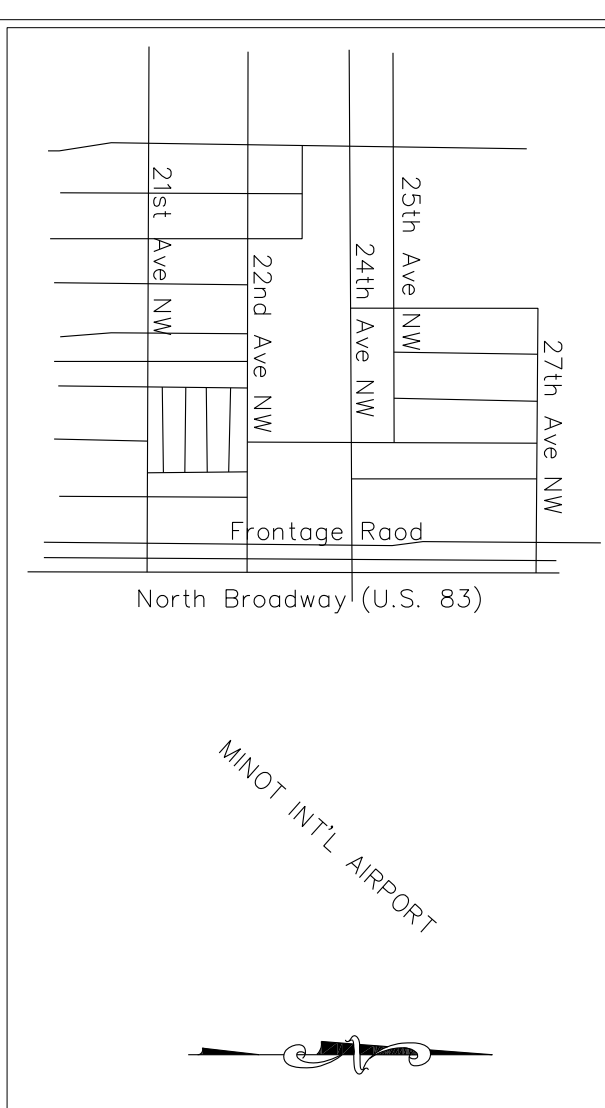
**ZONING INFORMATION**

According to the Zoning Report Number 201801036001, dated 8/13/2018 prepared by Bock & Clark Zoning, the subject property is within the C-2, General Commercial Code Section 11-4(d).

ITEM	REQUIRED	OBSERVED	Contact Info: Professional Engineer P.O. Box 6008 North Broadway, Akron, Ohio 44308 Phone: 330.448.0000 Email: info@bclark.com
PERMITTED USE	OPEN SALES/RENTAL	OPEN SALES/RENTAL	
MIN. LOT AREA	10,000 S.F.	17,860 S.F.	
MIN. FRONTAGE	100'	100.0'	
MAX. LOT COVERAGE	SEE BELOW	268.5%	
MIN. SETBACK FRONT	40'	39.8'	
MIN. SETBACKS STREET SIDE	25'	65.0'	Notes: There must be a noted application for the zoning code, the zoning code, the zoning was and applicable codes.
MIN. SETBACKS SIDE	0'	31.1'	
MIN. SETBACKS REAR	0'	34.1'	
MAX. BUILDING HEIGHT	60'	28.3'	
PARKING TOTAL	7	5 STRIPED SPACES	

MAXIMUM LOT COVERAGE PER ZONING REPORT:  
No limit except as limited by yard requirements and must meet off-street parking requirements

**VICINITY MAP - NOT TO SCALE**



**SIGNIFICANT OBSERVATIONS**

- A Concrete curb and gutter lies up to 1.3' east of property line
- B Concrete sign and light pole bases lie within right-of-way

**MISCELLANEOUS NOTES**

1. There were no cemeteries, graveyards, and/or burial grounds observed on the subject property.
2. 24th Avenue Northwest both of which are public right-of-way.
3. In response to Table A Item 2, the address of the subject property is 2322 North Broadway Avenue, Minnet, ND 59703 according to record documents and field observations.
4. In response to Table A Item 3, the subject property lies within Zone X of Flood Insurance Rate Map Community Panel No. 38101C0595D dated 1/19/2000.
5. In response to Table A Item 9, there are no striped parking spaces.
6. In response to Table A Item 16, there is no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
7. In response to Table A Item 17, there is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
8. In response to Table A Item 18, Wetlands have not been delineated on the subject property.
9. The north line of the subject property is contiguous with the 24th Ave NW right-of-way. The east line of the subject property is contiguous with the North Broadway Frontage Road right-of-way.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

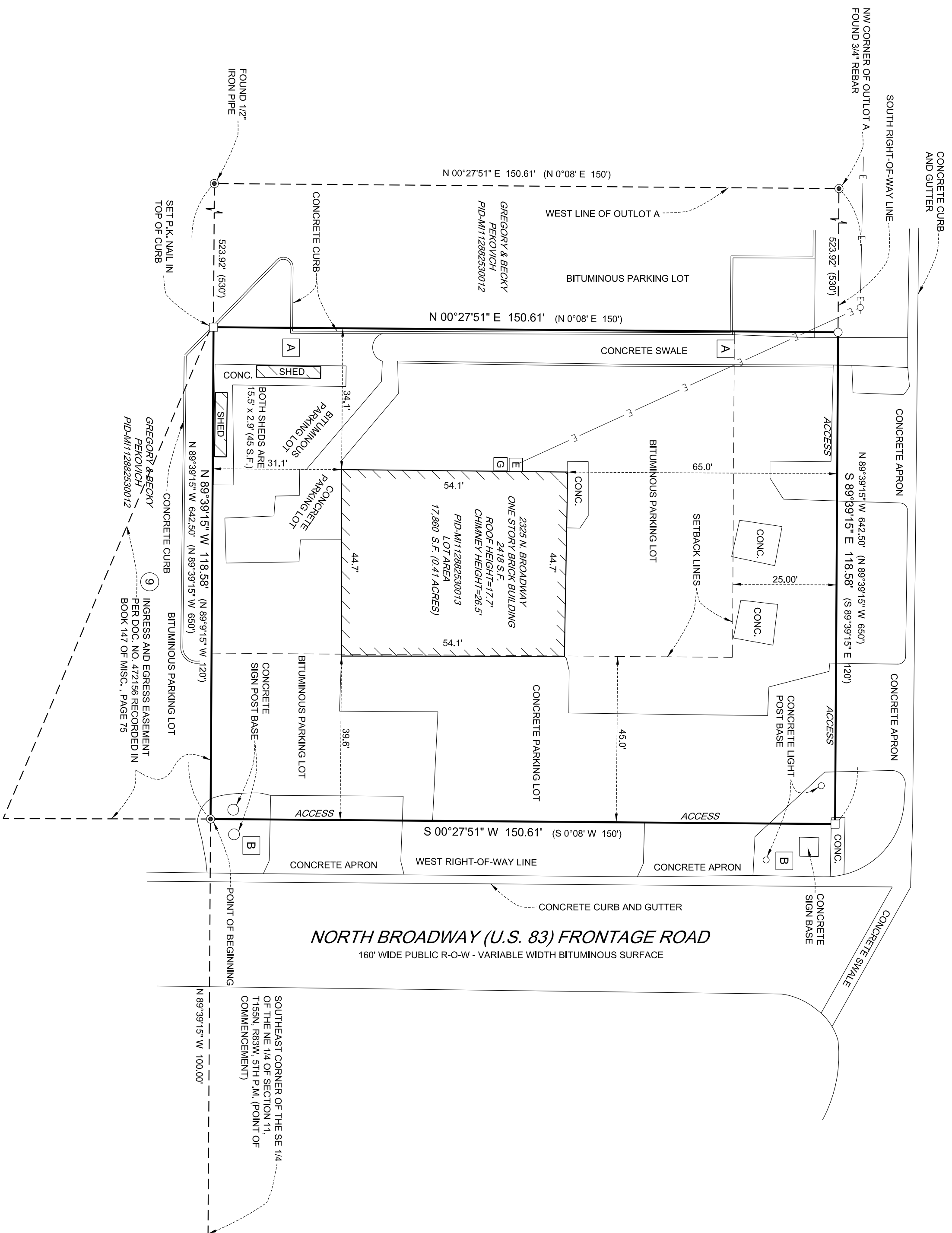
- LEGEND:**
- FOUND IRON PIPE AS NOTED
  - SET 1" I.D. x 24" IRON PIPE WITH PLASTIC CAP BEARING LS-10634
  - SET P.K. NAIL IN CONCRETE
  - ◇ POWER POLE
  - E— OVERHEAD ELECTRIC LINE
  - E ELECTRIC METERS
  - G GAS METER

**FLOOD NOTE**

The subject property lies within Zone X - outside the 500-year floodplain - according to the Flood Insurance Rate Map Community Panel No. 38101C0595D dated 1/19/2000.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
6/10/2018	BOCK & CLARK COMMENTS	8/15/2018	BOCK & CLARK COMMENTS
6/13/2018	BOCK & CLARK COMMENTS		
6/14/2018	BOCK & CLARK COMMENTS		
FIELD WORK: TMM	DESIGNED: TMM	CHECKED BY: TMM	FB & PG: 1747



**24TH AVENUE NW**  
87' WIDE PUBLIC R.O.W. - 37' BITUMINOUS SURFACE

BEARINGS ARE BASED ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 11, T15N, R83W, 5TH P.M. WHICH IS ASSUMED TO BEAR N 89°39'15" W.

SCALE : 1" = 20'

**LEGAL**

THE USE OF THIS DOCUMENT'S SYMBOLS, STIPPLING, REQUIREMENTS AND COMMENTARY UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2018 BOCK AND CLARK CORP.

**RECORD DESCRIPTION**

Township 15S North, Range 83 West of the 5th P.M. Section 11: That portion of Outlot 1 of the SE 1/4, NE 1/4, more fully described as follows: Commencing at the Southeast corner of the SE 1/4, NE 1/4 of Section 11, thence North 89°39'15" West a distance of 120 feet to the point of beginning, said point being on the West right-of-way line of U.S. Hwy. No. 83, thence South 0°39'15" East a distance of 120 feet to a point on the South right-of-way line of 24th Ave. NW, thence South 89°39'15" East a distance of 120 feet along the South right-of-way line of 24th Ave. NW, to a point on the West right-of-way line of U.S. Hwy. No. 83, thence South 0°39'15" East a distance of 120 feet to the point of beginning. Such easement is a servitude attached to the land.

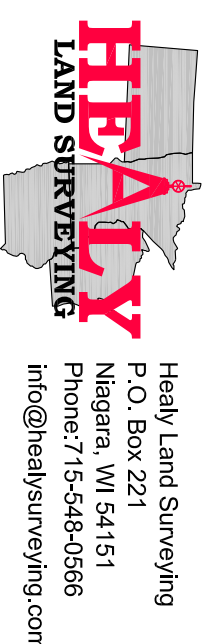
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS916164-5TLO, DATED JULY 18, 2018.

**ALTANSPPS LAND TITLE SURVEY**

**EHI**  
2322 N. Broadway, Minnet, ND 59703  
Based upon The Commitment NCS916164-5TLO of First American Title Insurance Company bearing an effective date of July 18, 2018 at 7:59 A.M. Surveyor's Certification

To: Enterprise Holdings, Inc., First American Title Insurance Company, Figure 2000 Real Estate Holdings, LLC, a Missouri limited liability company and Bock & Clark Corporation.  
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 ALTANSPPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The network was completed on July 26, 2018.

Thomas M. Healy  
Registered Land Surveyor No. LS-10634  
In the State of North Dakota  
Date of Plat or Map: August 8, 2018  
Date of Last Renewal: August 15, 2018  
Network Project No. 201803064518 1



Healy Land Surveying  
P.O. Box 122  
Noblesville, IN 46050  
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info@healysurveying.com

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