ALTA/ACSM LAND TITLE SURVEY

N

W E

S

0 50 100

SCALE IN FEET

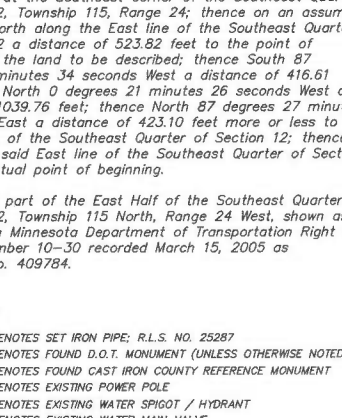
PROPERTY DESCRIPTION

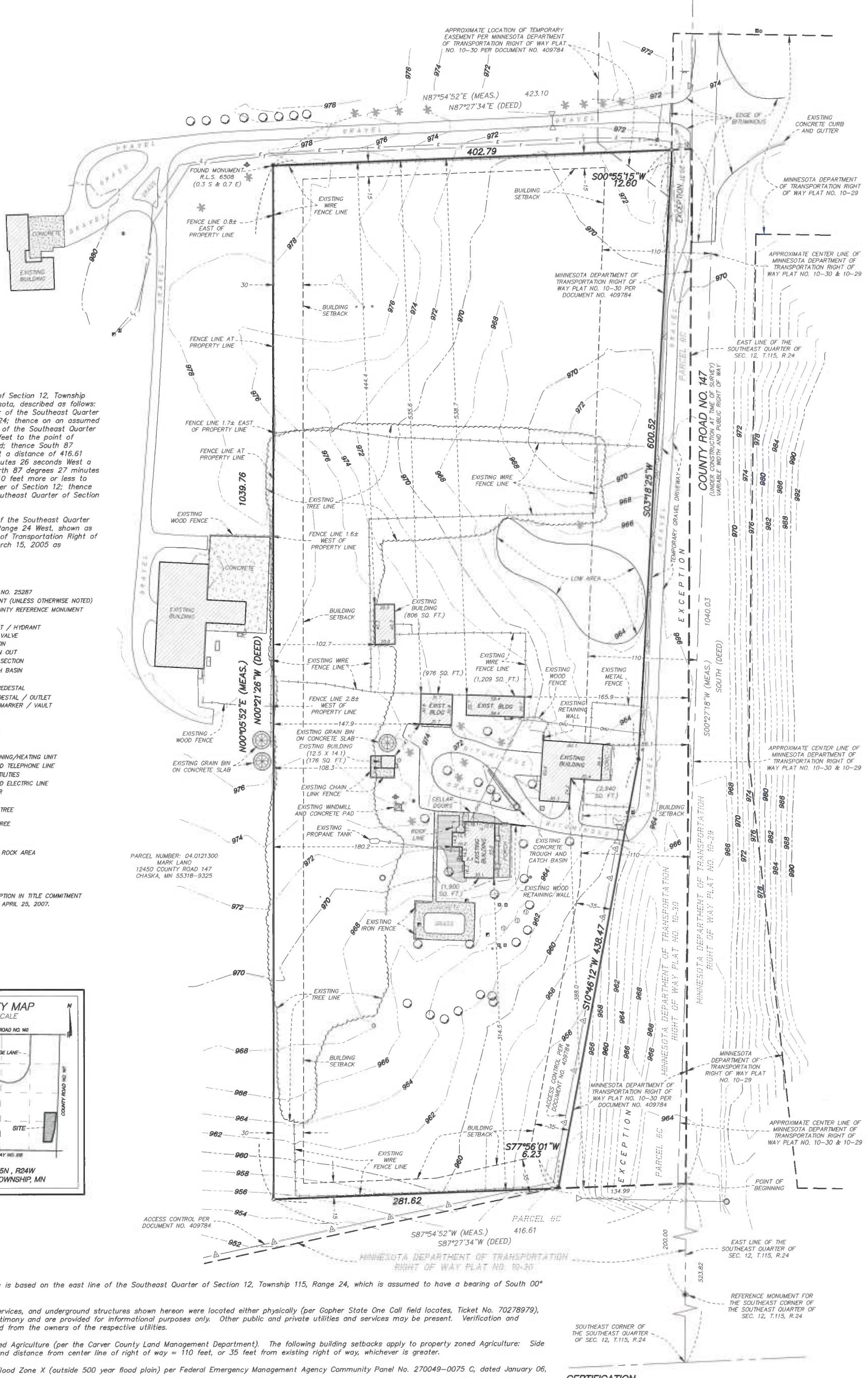
That part of the Southeast Quarter of Section 12, Township 115, Range 24, Carver County, Minnesota, described as follows: Commencing at the Southeast corner of the Southeast Quarter of Section 12, Township 115, Range 24; thence on an assumed bearing of North along the East line of the Southeast Quarter of Section 12 a distance of 523.82 feet to the point of beginning of the land to be described; thence South 87 degrees 27 minutes 34 seconds West a distance of 416.61 feet; thence North 0 degrees 21 minutes 26 seconds West a distance of 1039.76 feet; thence North 87 degrees 27 minutes 34 seconds East a distance of 423.10 feet more or less to the East line of the Southeast Quarter of Section 12; thence South along said East line of the Southeast Quarter of Section 12 to the actual point of beginning.

EXCEPT that part of the East Half of the Southeast Quarter of Section 12, Township 115 North, Range 24 West, shown as Parcel 6C on Minnesota Department of Transportation Right of Way Plat Number 10–30 recorded March 15, 2005 as Document No. 409784.

LEGEND

- DENOTES SET IRON PIPE; R.L.S. NO. 25287
- DENOTES FOUND D.O.T. MONUMENT (UNLESS OTHERWISE NOTED)
- DENOTES FOUND CAST IRON COUNTY REFERENCE MONUMENT
- DENOTES EXISTING POWER POLE
- DENOTES EXISTING WATER SPIGOT / HYDRANT
- DENOTES EXISTING WATER MAIN VALVE
- DENOTES EXISTING WELL LOCATION
- DENOTES EXISTING SEPTIC CLEAN OUT
- DENOTES EXISTING FLARED END SECTION
- DENOTES EXISTING STORM CATCH BASIN
- DENOTES EXISTING MANHOLE
- DENOTES EXISTING TELEPHONE PEDESTAL
- DENOTES EXISTING ELECTRIC PEDESTAL / OUTLET
- DENOTES EXISTING FIBER OPTIC MARKER / VAULT
- DENOTES EXISTING FLAG POLE
- DENOTES EXISTING LIGHT POST
- DENOTES EXISTING FENCE POST
- DENOTES EXISTING SIGN
- DENOTES EXISTING MAILBOX
- DENOTES EXISTING AIR CONDITIONING/HEATING UNIT
- DENOTES EXISTING UNDERGROUND TELEPHONE LINE
- DENOTES EXISTING OVERHEAD UTILITIES
- DENOTES EXISTING UNDERGROUND ELECTRIC LINE
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING FENCE
- DENOTES EXISTING CONIFEROUS TREE
- DENOTES EXISTING DECIDUOUS TREE
- DENOTES EXISTING SHRUB
- DENOTES EXISTING LANDSCAPED ROCK AREA
- DENOTES EXISTING CONCRETE
- (DEED) DENOTES BEARINGS PER DESCRIPTION IN TITLE COMMITMENT NO. NCS–296256–MPLS, DATED APRIL 25, 2007.





NOTES

1) The orientation of this bearing system is based on the east line of the Southeast Quarter of Section 12, Township 115, Range 24, which is assumed to have a bearing of South 00° 27' 18" West.

2) Existing public and private utilities, services, and underground structures shown hereon were located either physically (per Gopher State One Call field locates, Ticket No. 70278979), from existing records, or by resident testimony and are provided for informational purposes only. Other public and private utilities and services may be present. Verification and location of all utilities should be obtained from the owners of the respective utilities.

3) The property described hereon is zoned Agriculture (per the Carver County Land Management Department). The following building setbacks apply to property zoned Agriculture: Side Yard = 15 feet; Rear Yard = 30 feet; and distance from center line of right of way = 110 feet, or 35 feet from existing right of way, whichever is greater.

4) The property described hereon is in Flood Zone X (outside 500 year flood plain) per Federal Emergency Management Agency Community Panel No. 270049–0075 C, dated January 06, 1988.

5) The propoerty description and easement information shown hereon were obtained from First American Title Insurance Company, National Commercial Services; Commitment No. NCS–296256–MPLS, dated April 25, 2007 and revised June 29, 2007.

6) The total area of the property described hereon is: 376,380 square feet or 8.64 acres.

7) The benchmark used for this survey is per The Minnesota Department of Transportation. Station Name: 101J H. 3.7 miles west of junction of Trunk Highway 212 and Trunk Highway 41 at Chaska, 1.2 miles west of County Road 147, at milepoint 144.4, 130 feet west of farm entrance south, 51 feet south of Trunk Highway 212, 5 feet northeast of telephone pole, 1.0 feet north of witness post. Elevation = 927.42 (NGVD 29)

8) Item 10 from Schedule B, regarding highway easement and snow fences per Book "O" of Misc., Page 439, recorded April 12, 1939 is not shown on this survey due to the illegibility of the document.

9) The existing barn falls within the 110 foot building setback. This building existed prior to the 110 foot building setback being established. According to the Carver County Land Management Department this building is considered to be a "Legal Non–Conforming Structure". No variance has been issued for this this building, and no variance is needed at this time. This building may be maintained, but may not be rebuilt or added on to within the 110 foot building setback.

PASSE ENGINEERING, INC.

REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

534-07 ALTA

CERTIFICATION

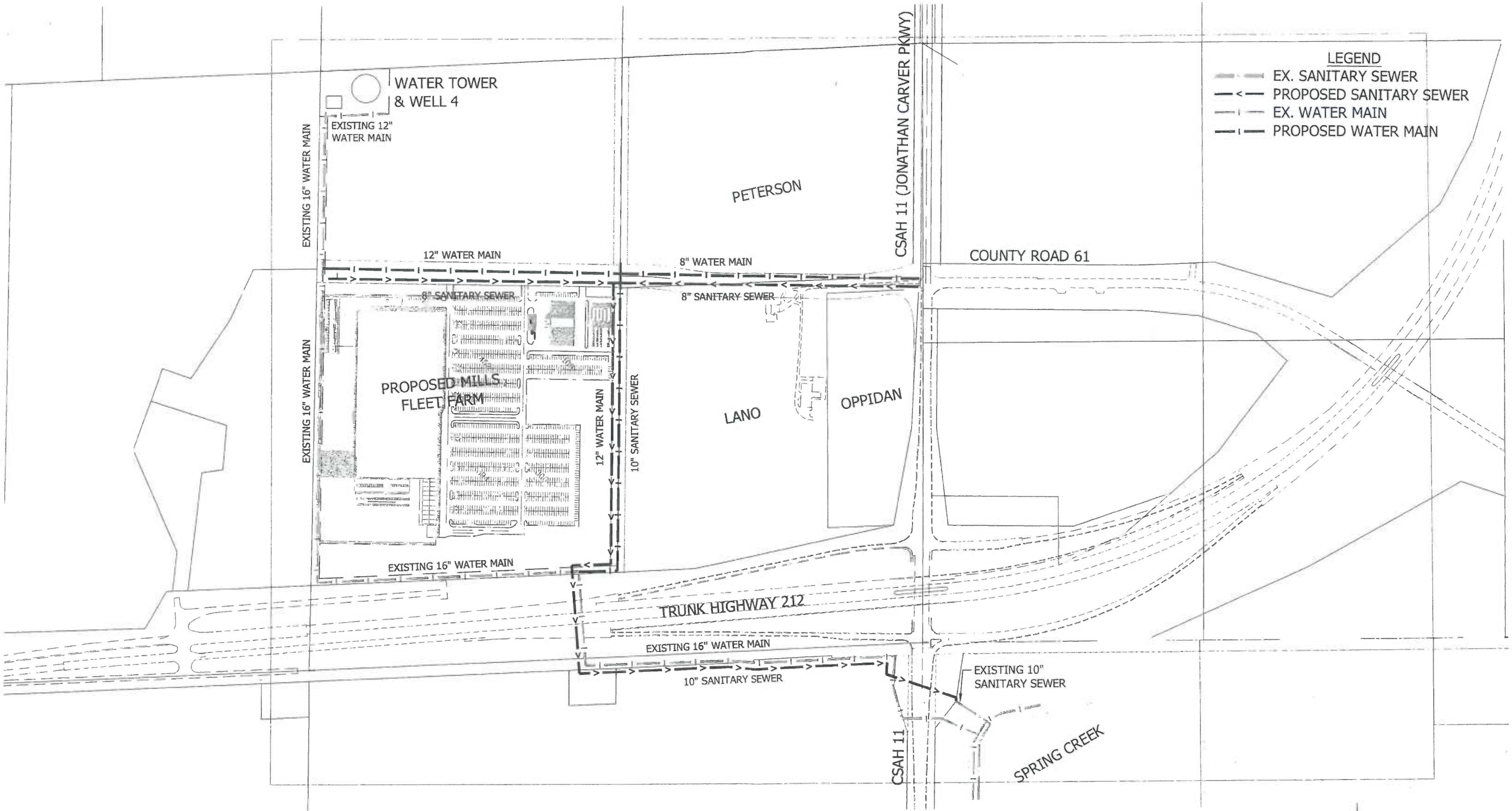
To: Oppidan, Inc., First American Title Insurance Company, BNC National Bank and KTJ Limited Partnership One Hundred Seventy–Two.

I hereby certify that this survey was prepared by me or under my supervision in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005 and includes Items 1, 3, 4, 5, 6, 7a, 7b1, 8, 9, 10, 11, 13, 15, 16, 17 and 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, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Mark F. Maistrovich, Land Surveyor
Minnesota License No. 25287

Date: 6/6/07

Legal description and certification revised July 13, 2007.
Notes concerning building setbacks added July 17, 2007.
"Low Area" label modified September 26, 2008.



PROPOSED SANITARY SEWER AND WATER MAIN

CARVER, MINNESOTA

CARVER FREEWAY COMMERCIAL DISTRICT UTILITY AND STREET IMPROVEMENTS

FIGURE 2

K:\475\475102080\CAD\DWG\475102080ZFD02.DWG DATE: 8-13-2010 COMM: 475-10208-0

Bonestroo



LOCATION PLAN

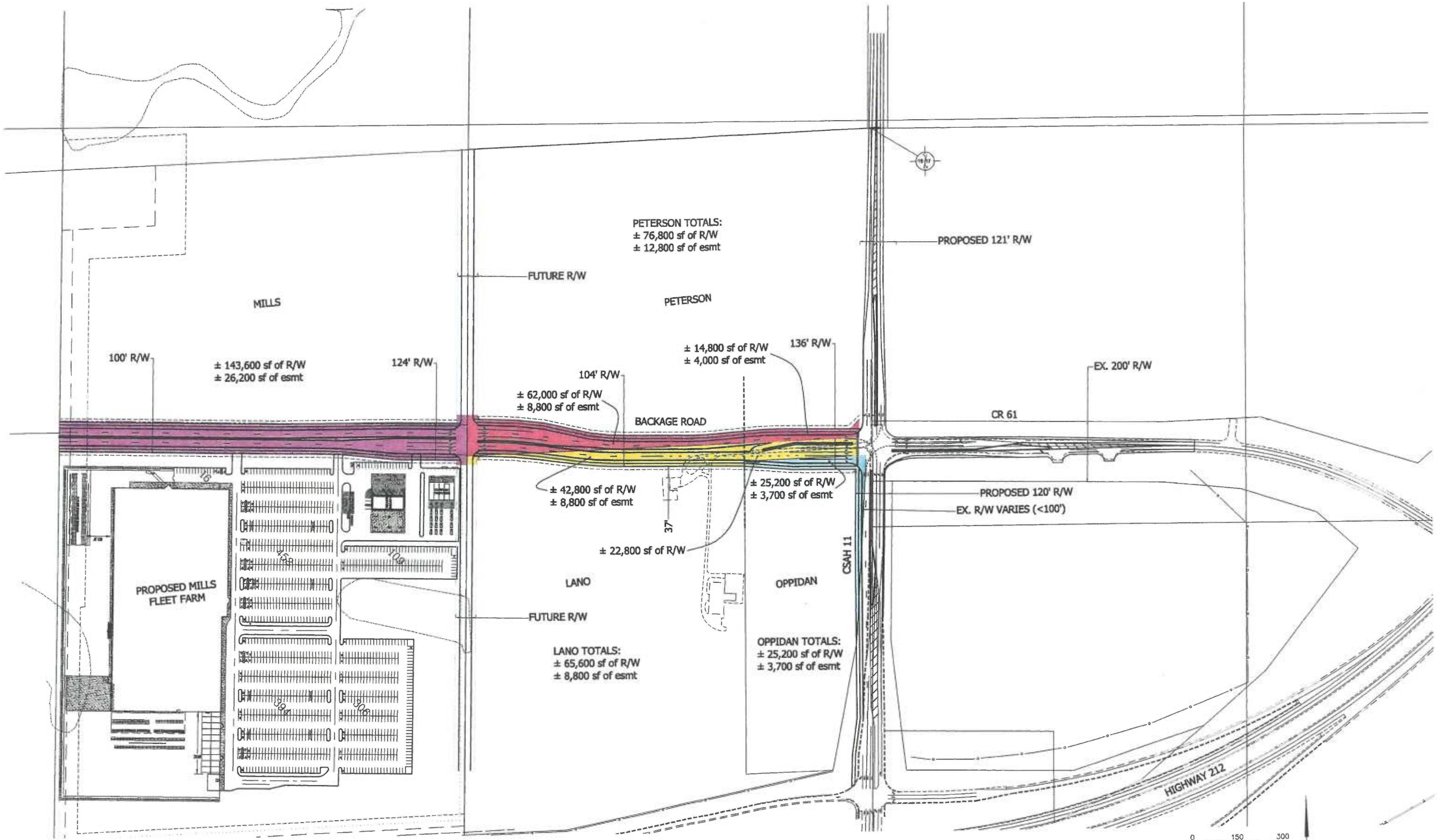
CARVER, MINNESOTA

FREEWAY COMMERCIAL DISTRICT UTILITY AND STREET IMPROVEMENTS

FIGURE 1

Bonestroo

K:\475\475102080\CAD\DWG\475102080ZFD01.DWG DATE: 10-25-2010 COMM: 475-10208-0



CONCEPTUAL SIGNAL OPTION - RIGHT-OF-WAY AND EASEMENT AREAS

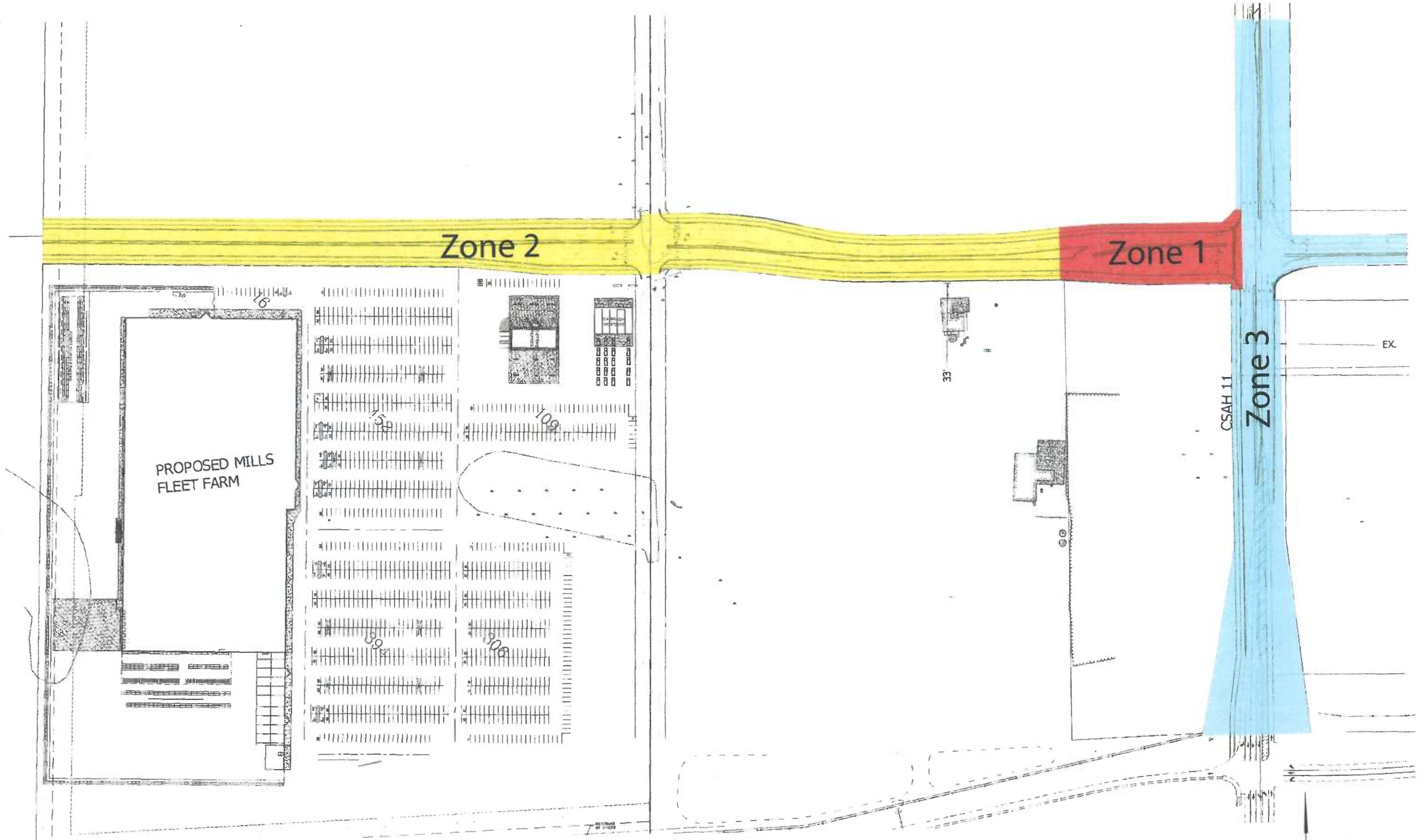
FIGURE 1

CARVER, MINNESOTA

CARVER FREEWAY COMMERCIAL DISTRICT UTILITY AND STREET IMPROVEMENTS

K:\475\475102080\CAD\DWG\475102080ZFD08.DWG DATE: 10/25/2010 COMM: 475-10208-0

Bonestroo



STREETSCAPE ZONES

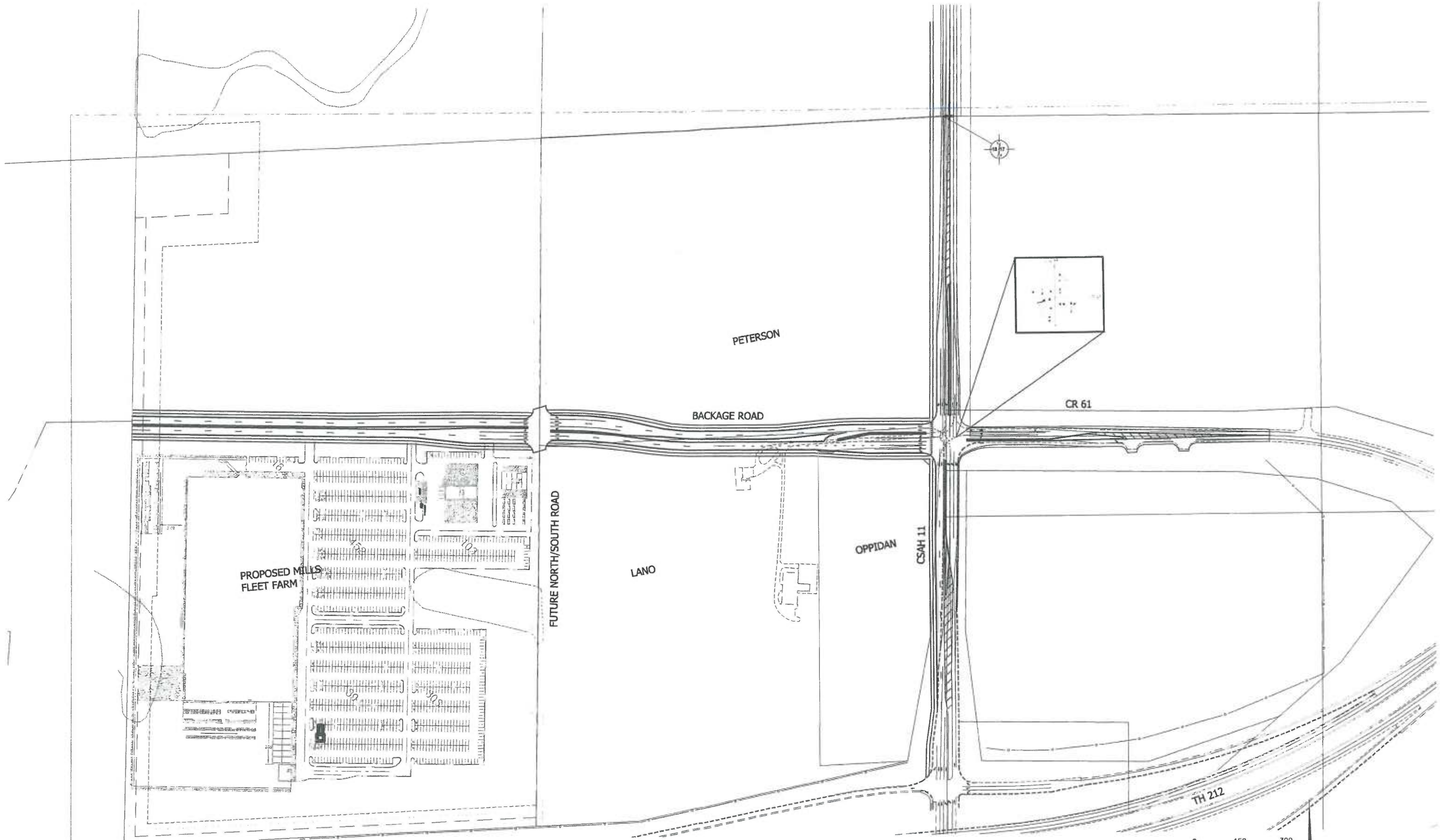
FIGURE 5

CARVER, MINNESOTA

CARVER FREEWAY COMMERCIAL DISTRICT UTILITY AND STREET IMPROVEMENTS

K:\475\475102080\CAD\DWG\STREETSCAPEZONEFIGURE.DWG DATE: 10/25/2010 COMM: 475-10208-0

Bonestroo



STREET IMPROVEMENTS - CSAH 11 / CR 61 SIGNAL

CARVER, MINNESOTA

CARVER FREEWAY COMMERCIAL DISTRICT UTILITY AND STREET IMPROVEMENTS

FIGURE 3

Bonestroo

K:\475\475102080\CAD\DWG\475102080ZFD03.DWG DATE: 10/19/2010 COMM: 475-10208-0