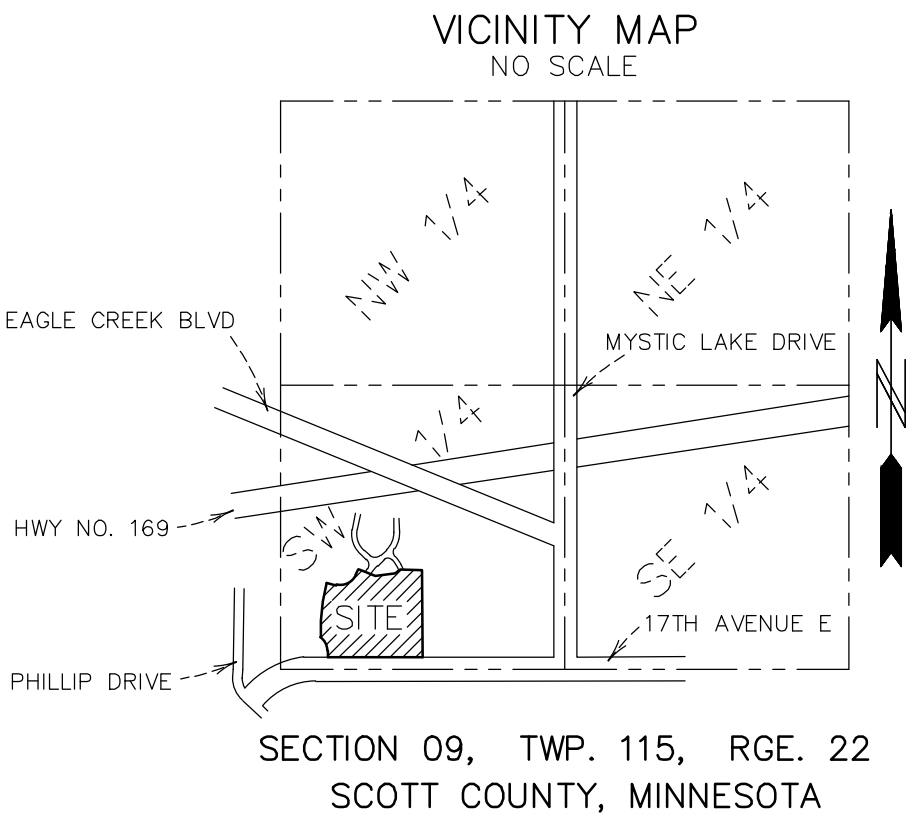
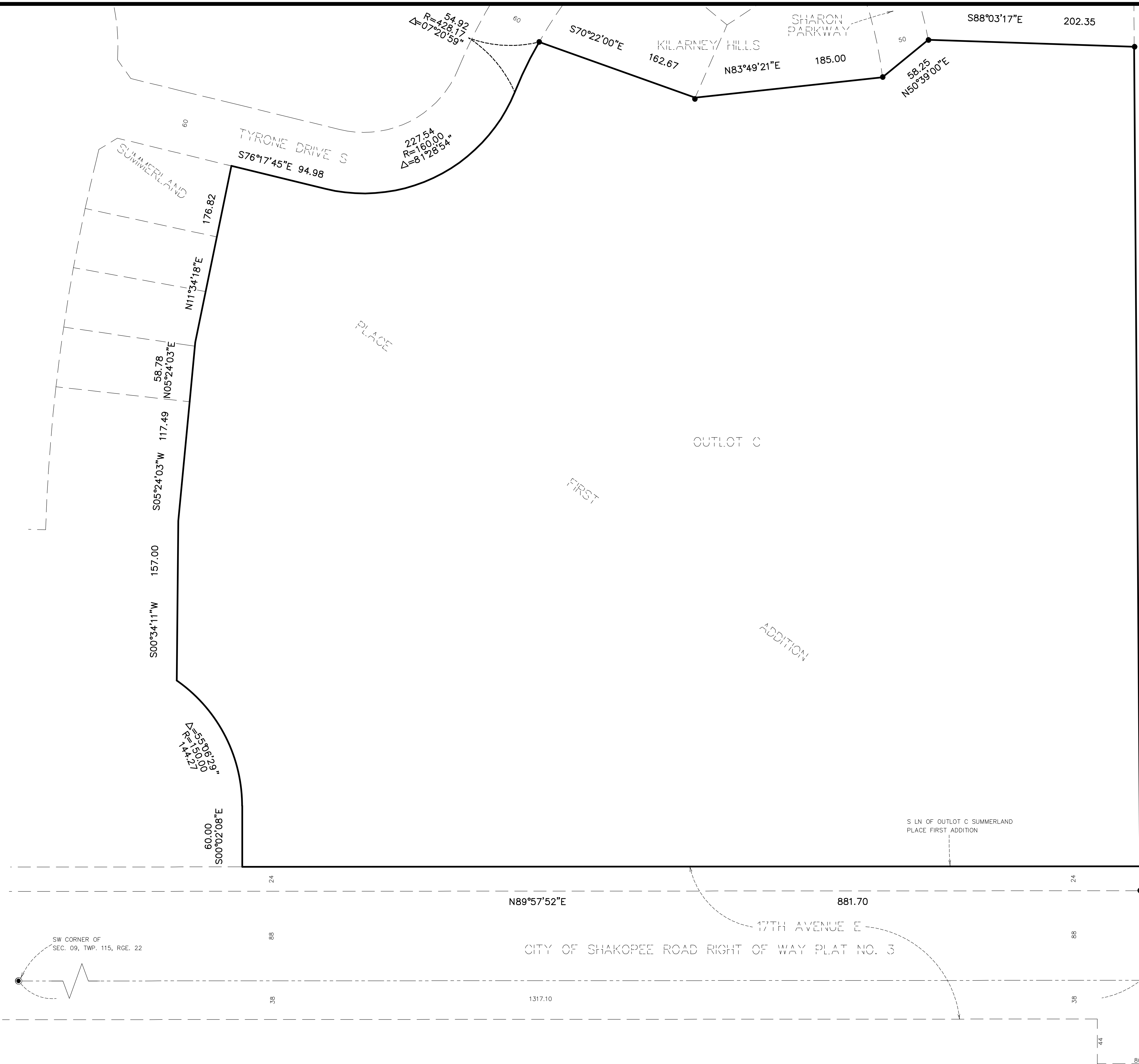
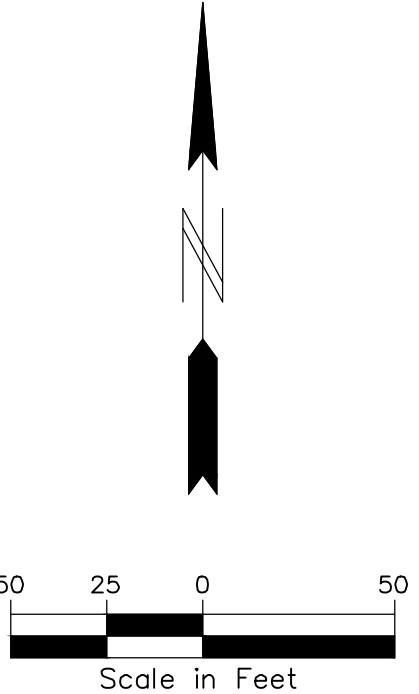




SHEET INDEX
PAGE 1: BOUNDARY
PAGE 2: EXISTING CONDITIONS

- * Bearings shown are based on the South line of Outlot C, SUMMERLAND PLACE FIRST ADDITION, which is assumed to have a bearing of N89°57'52"E.
- * Only easements which appear in Schedule B of the Commitment for Title Insurance issued by Land Title, Inc as an agent for First American Title Insurance Company Commitment No. 640789 dated June 15th, 2021 at 7:00 a.m. are shown. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
- * This survey does not purport to distinguish the existence or non-existence of any encroachments from or onto the hereon described land, or unrecorded easements which affect said land.
- * Underground private and public utilities are per plans and field locations as provided and marked by the individual state, county, city, township and utility companies. Said utilities are shown in an approximate way only and were field verified where possible. For more information regarding utilities contact Gopher State One Call (651) 454-0002 ticket reference number #212014512.
- * Site area : Gross = 15.8489 ac (690378 sf)
- * No zoning report or letter was provided to the surveyor.
- * Portions of the herein referenced site lies in flood zone X, area of minimal flood hazard per Flood Insurance Rate Map #27139C0038E, effective date Not Printed.

Property description per Commitment for Title Insurance issued by Land Title, Inc. as an agent for First American Title Insurance Company Commitment No. 640789 dated June 15th, 2021 at 07:00 AM.:
Outlot C, SUMMERLAND PLACE FIRST ADDITION, Scott County, Minnesota.



To Summergate Companies and Land Title, Inc. as an agent for First American 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 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 8, 9 and 11 of Table A thereof. The fieldwork was completed on July 27, 2021.

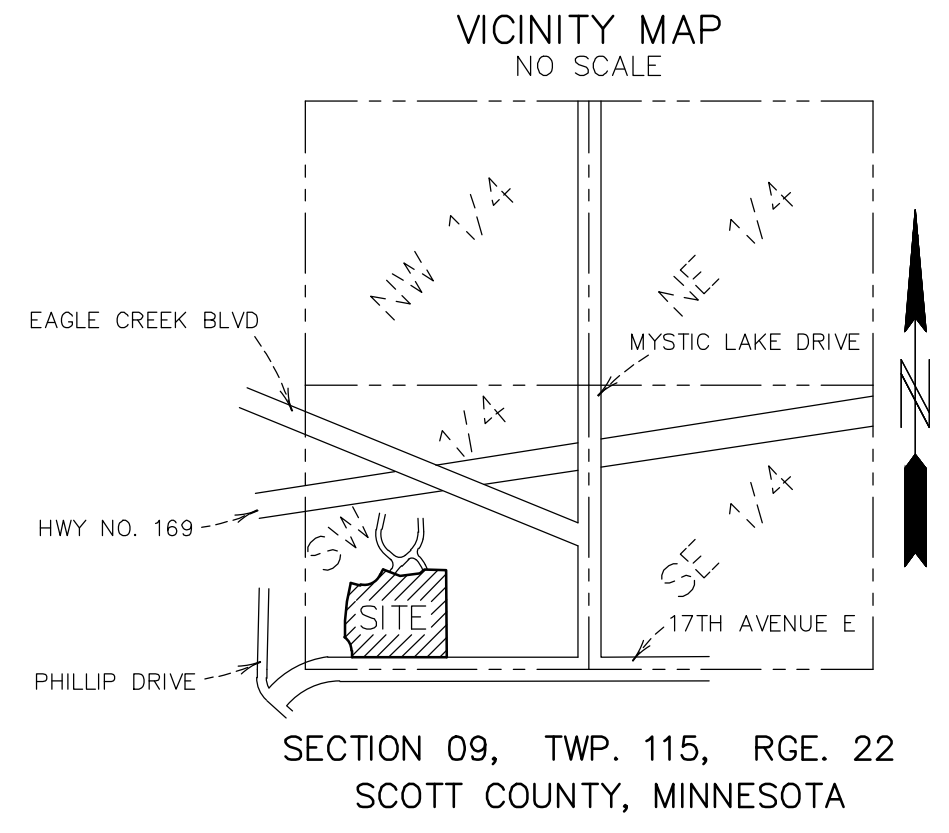
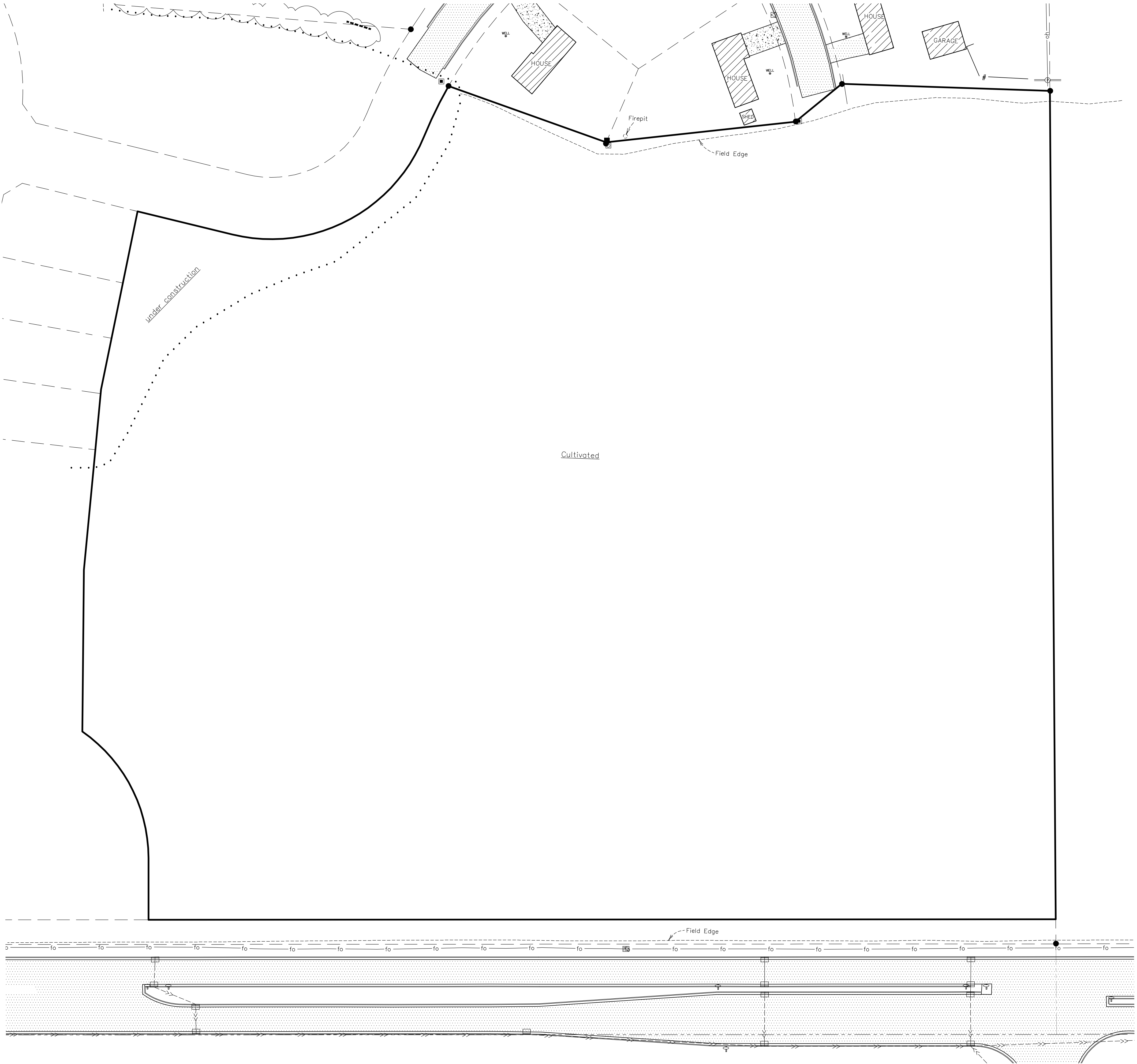
Signed: Pioneer Engineering, P.A.
By:  Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299
Email: PHawkinson@Pioneereng.com
Date 07/29/2021

ALTA/NSPS Land Title Survey for:
Summergate Companies

EX-SURV-121173-
Cad File: ALTA.dwg
Date: 7-29-21
Folder #: 8334
Drawn by: MTW

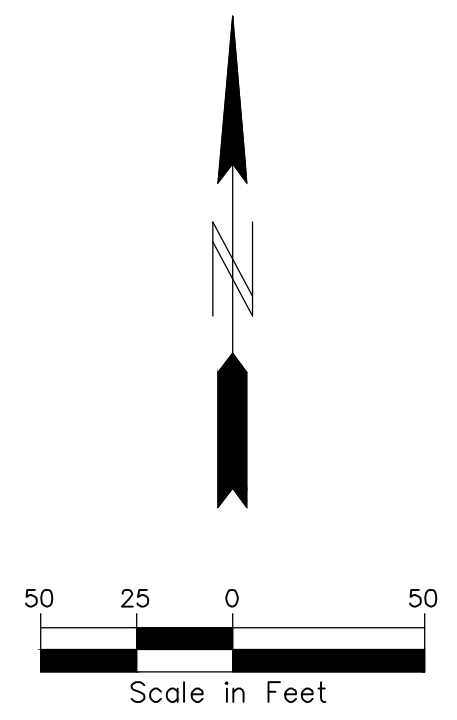
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: (651) 681-9888
www.pioneereng.com

PIONEERengineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS



LEGEND

- Denotes concrete
- Denotes bituminous
- Denotes tree line
- Denotes storm sewer line
- fo Denotes underground fiber optic line
- g Denotes underground gas line
- # Denotes fence (chain link)
- Denotes fence (wood)
- Denotes fence (silt)
- Denotes catch basin
- Denotes water well
- Denotes manhole other than sanitary or storm
- Denotes sanitary or storm manhole
- Denotes utility pole
- Denotes fiber optic box
- Denotes electric box
- Denotes telephone box
- Denotes television box
- Denotes cast iron monument
- Denotes found iron pipe
- Denotes mailbox
- Denotes sign



ALTA/NSPS Land Title Survey for:
Summergeate Companies

EX-SURV-121173-
Cad File: ALTA.dwg
Date: 7-29-21
Folder #: 8334
Drawn by: MTW

2422 Enterprise Drive
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