

Plotted: 01/28/2022 2:40 PM W:\2020\20352\CADD\DATA\SURVEY\Job Sheet Files\20352C-ALTA

DESCRIPTION OF PROPERTY

(Per Schedule A of the herein referenced Title Commitment)

Parcel A

The North one-half of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter, Section 14, Township 115 North, Range 23 West, Scott County, Minnesota, EXCEPT the following parcels:

(A) The North 320.00 feet of the West 340.31 feet of the Northwest Quarter of the Northwest Quarter.

(B) The East 216.0 feet of the West 698.0 feet of the South 202.0 feet of the Southwest Quarter of the Northwest Quarter.

(C) The West 266 feet of the South 202 feet of the Southwest Quarter of the Northwest Quarter.

(D) That part of the West half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 14, Township 115 North, Range 23 West, shown as Parcel 438 on Minnesota Department of Transportation Right of Way Plat Numbered 70-16 as the same is on file and of record in the Office of the County Recorder in and for Scott County, Minnesota.

(E) That part of the Northwest Quarter of Section 14, Township 115 North, Range 23 West, described as follows: Commencing at the northwest corner of said Section 14; thence on an assumed bearing of South 0 degrees 17 minutes 53 seconds East, along the west line of said Section 14, a distance of 320.00 feet to the point of beginning of the land to be described; thence North 87 degrees 40 minutes 12 seconds East 299.82 feet to the west line of Parcel 438, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 70-16; thence South 04 degrees 41 minutes 12 seconds West, along said west line of Parcel 438, 219.49 feet to a corner of said Parcel 438; thence South 20 degrees 25 minutes 40 seconds West 164.78 feet to a corner of said Parcel 438; thence South 28 degrees 44 minutes 0 seconds West 186.82 feet to a corner of said Parcel 438; thence South 35 degrees 56 minutes 22 seconds West 138.01 feet to a corner of said Parcel 438; thence South 89 degrees 42 minutes 07 seconds West 50.00 feet to a corner of said Parcel 438 and said west line of Section 14; thence North 0 degrees 17 minutes 53 seconds West, along said west line, 636.31 feet to the point of beginning.

Parcel B

The Southeast Quarter of the Northwest Quarter (SE ¼ of NW ¼), and the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼) exception therefrom a parcel of land previously deeded to Anton LaTour, which land is described as follows, to-wit: Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼), thence running West thirty-five (35) feet, thence Northeast to a point thirty-five (35) feet North of the Southeast corner of said Northeast Quarter of the Southwest Quarter (NE ¼ of SW ¼), thence South thirty-five (35) feet to the place of beginning, all in Section fourteen (14), Township one hundred fifteen (115), Range twenty-three (23). All of the above land being in Scott County, Minnesota.

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by First American Title Insurance Company, Commitment No. 651752, Revision Number 2, effective date November 29, 2021. The numbers below correspond to those in the title commitment.

1-10, and 17, 19 and 20 do not require comment.

11. Easement in favor of Northern States Power Company dated May 13, 1968, filed May 13, 1968, as Document No. 116856. **Shown hereon along the north boundary line.**

12. Agreement dated December 11, 1974, filed April 10, 1975, as Document No. 144748. **Shown hereon, on Sheet 2, along a southern boundary line near the middle of the property that borders 125th Street S.**

13. Highway Easement in favor of Scott County dated September 17, 1977, filed April 3, 1978, as Document No. A161651. **Shown hereon, and on Sheet 2, along the west boundary line.**

14. Minnesota Department of Transportation Right of Way Plat No. 70-16, filed January 22, 1992, as Document No. A290965. **Shown hereon along the west and north boundary lines.**

15. Access rights in Warranty Deed dated May 27, 1993, filed June 14, 1993 as Document Number 315598. **Shown hereon along the north boundary line.**

16. Easement in favor of City of Shakopee dated July 8, 2021, filed August 12, 2021 as Document Number A1136224, which was corrected by Document Number A1137863, filed August 26, 2021. **Shown hereon, on Sheet 2, along the southeast side of the subject property near Zumbro Avenue.**

18. Subject to a 33 foot road easement as referenced in Quit Claim Deed dated May 28, 1976, filed June 18, 1976 as Document Number 150465 and shown as 125th Street on available maps. **Shown hereon, on Sheet 2, along a southern boundary line near the middle of the property that borders 125th Street S.**

ALTA/NSPS OPTIONAL TABLE A NOTES

(The following items refer to Table A optional survey responsibilities and specifications)

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses to the corner are shown hereon.
- This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map Panel No. 2704280018E, effective date of 02/12/21.
- Areas:
Right of Way area = 99,861 +/- square feet or 2.29 +/- acres.
Net Land area = 8,008,804 +/- square feet or 183.86 +/- acres.
Gross land area = 8,108,665 +/- square feet or 186.15 +/- acres.
- (a) Zoning information was not provided by the client.
- (a) Exterior dimensions of all buildings are shown at ground level.
- Substantial features observed in the process of conducting fieldwork, are shown hereon.
- There are no striped parking stalls on this site.

11. (a) We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 220100273 & 220100274. The following utilities and municipalities were notified:

Comcast	(800)778-9140	Metropolitan Council	(651)602-4511
Century Link	(800)778-9140	Center Point Energy	(612)321-4421
MnDOT	(651)336-5750	Shakopee Utilities Water	(952)292-0030
Minnesota Valley Electric	(952)492-8210	Shakopee Utilities Electric	(952)345-2473
XCEL Energy	(800)848-7558	City of Shakopee	(952)233-9556

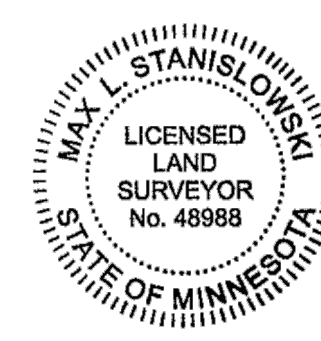
- Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.

SURVEY REPORT

- The bearings for this survey are based on the Scott County Coordinate System NAD 83 (1986 Adjust).
- Benchmark: Mn/DOT Name: 7009 M. At Shakopee, 0.4 mile north along County Road 69 from the junction of County Road 69 and Trunk Highway 169 in Shakopee, 74.0 feet northwest of southbound County Road 69, 98.0 feet north of 115th Street West, 24.0 feet north of a power pole, 1.0 foot south of a witness post.
Elevation = 809.43 (NGVD29)
Site Benchmark: Spike in the power pole near the northwest corner of the subject property.
Elevation = 812.83 (NGVD29)
- See sheet 2 of 4 for the southern portion of the property.
- See sheets 3 & 4 for the proposed lot lines and the existing bluff exhibit.
- Topography shown hereon is per LIDAR data (NGVD29) obtained from the Minnesota Department of Natural Resources on 12/06/2021.

CERTIFICATION

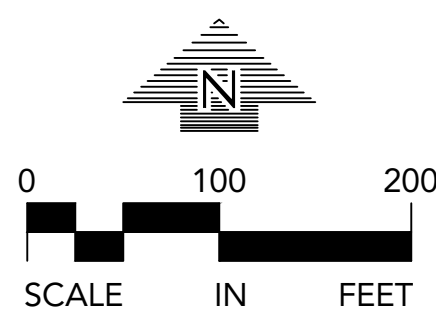
To R & J Breeggemann Family Partnership, LP; Summergate Development, LLC, and First American Title Insurance Company:



This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1 - 4, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The field work was completed on 11/16/21.

Date of Plat or Map: 01/28/22

Max L. Stanislawski, PLS Minnesota License No. 48988
mstanislawski@louckscnc.com



OLD BRICKYARD ROAD

12355 OLD BRICK YARD ROAD,
SHAKOPEE, MN 55379

R & J BREEGGEMANN FAMILY PARTNERSHIP, LP

12355 OLD BRICK YARD ROAD,
SHAKOPEE, MN 55379

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7200 Hemlock Lane, Suite 300
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763.424.5505
www.louckscnc.com

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are prepared by the Consultant professional surveyors for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made in the full set of the party meeting such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

01/19/22	SURVEY ISSUED
01/20/22	REVISED TITLE COMMIT.
01/27/22	REVISED ROW ESMT.
01/28/22	REVISED PROP. OUTLOT A

PROFESSIONAL SIGNATURE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

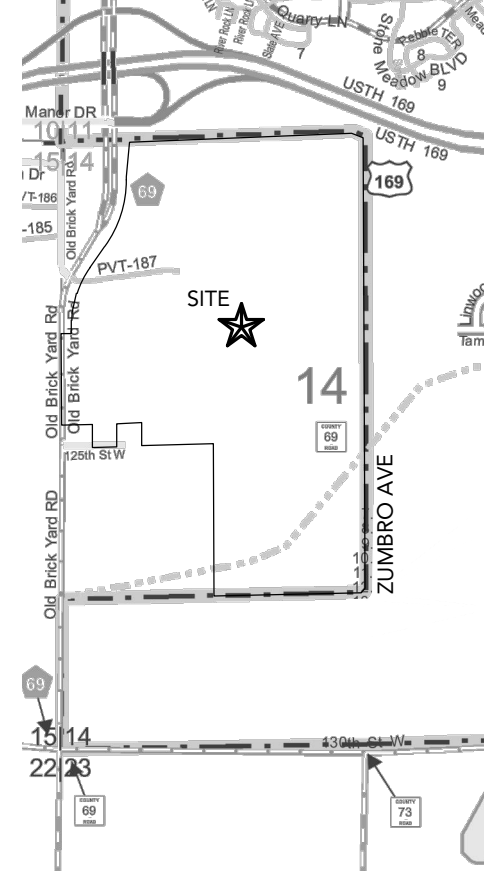
Max L. Stanislawski

License No. 48988
Date 01/19/22

QUALITY CONTROL

Loucks Project No.	20352C
Project Lead	MLS
Drawn By	NJL
Checked By	MLS
Field Crew	DJP

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

1 OF 4



OLD BRICKYARD ROAD

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01/27/22	REVISED ROW ESMT.
01/28/22	REVISED PROP. OUTLOT A

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Max L. Stanslowski

License No. 48988
Date 01/19/22

QUALITY CONTROL

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Project Lead	MLS
Drawn By	NJL
Checked By	MLS
Field Crew	DJP

VICINITY MAP

**ALTA/NSPS
LAND TITLE
SURVEY**

2 OF 4

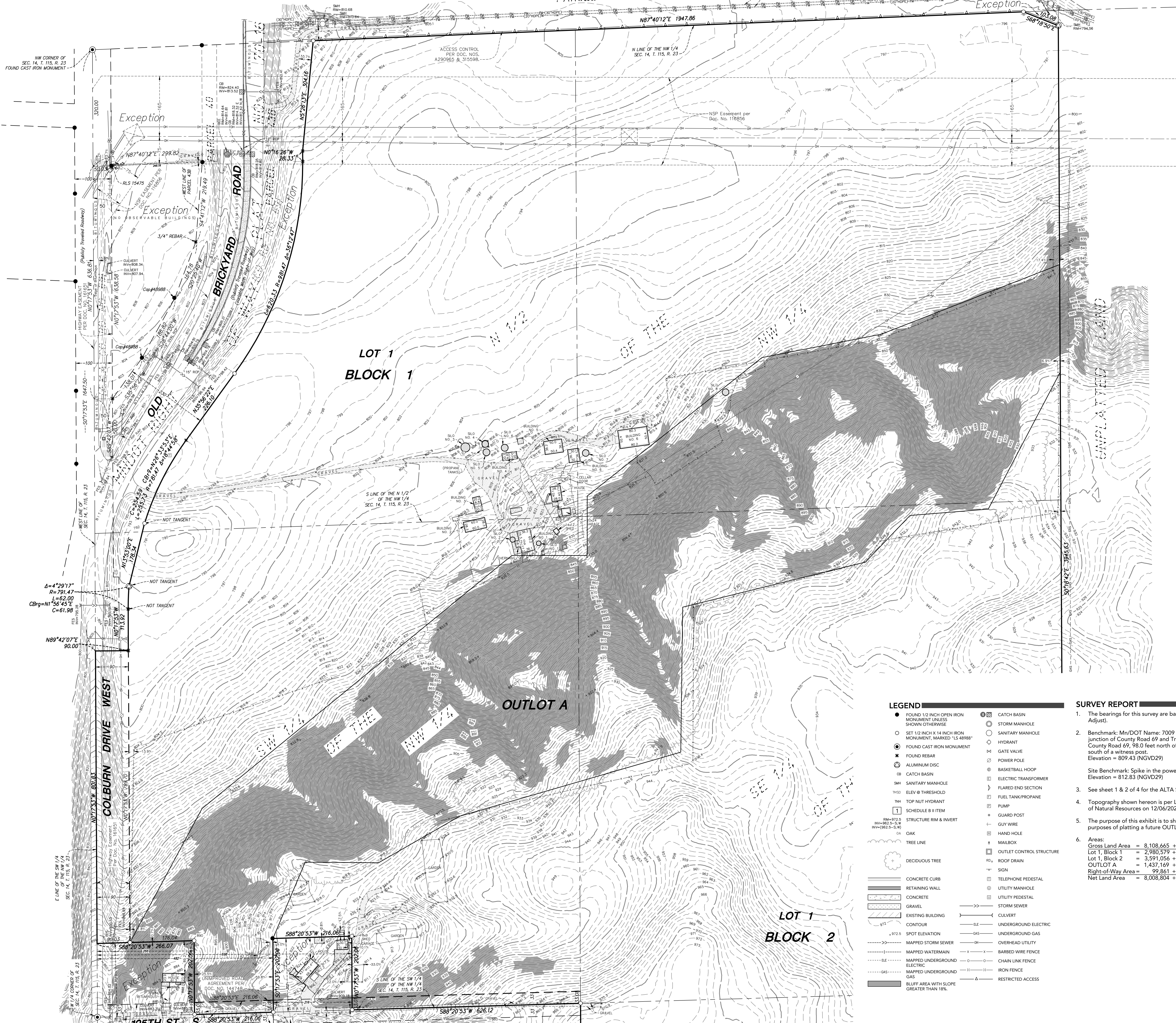
MNDOT RIGHT OF WAY PLAT NO. 70-16

PARCEL 43A

2-BARREL FORCEMAIN PER METROPOLITAN COUNCIL WASTEWATER SERVICES RECORD DRAWING PLAN DATED 06/05/97

PARCEL 43B

Exception



LEGEND

- FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE
- SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"
- FOUND CAST IRON MONUMENT
- ★ FOUND REBAR
- ⊙ ALUMINUM DISC
- ⊙ CATCH BASIN
- SM SANITARY MANHOLE
- THSD ELEV @ THRESHOLD
- TM TOP HUT HYDRANT
- 1 SCHEDULE B II ITEM
- RM-072.5 INV=862.5 S-W INV=862.5 S-W
- OAK
- TREE LINE
- DECIDUOUS TREE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- GRAVEL
- EXISTING BUILDING
- CONTOUR
- SPOT ELEVATION
- MAPPED STORM SEWER
- MAPPED WATERMAIN
- MAPPED UNDERGROUND ELECTRIC
- MAPPED UNDERGROUND GAS
- BLUFF AREA WITH SLOPE GREATER THAN 18%
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ HYDRANT
- ⊙ GATE VALVE
- ⊙ POWER POLE
- ⊙ BASKETBALL HOOP
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FLARED END SECTION
- ⊙ FUEL TANK/PROPANE
- ⊙ PUMP
- ⊙ GUARD POST
- ⊙ GUY WIRE
- ⊙ HAND HOLE
- ⊙ MAILBOX
- ⊙ OUTLET CONTROL STRUCTURE
- ⊙ ROOF DRAIN
- ⊙ SIGN
- ⊙ TELEPHONE PEDESTAL
- ⊙ UTILITY MANHOLE
- ⊙ UTILITY PEDESTAL
- ⊙ STORM SEWER
- ⊙ CULVERT
- UNDERGROUND ELECTRIC
- GAS
- UNDERGROUND UTILITY
- OVERHEAD UTILITY
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- IRON FENCE
- RESTRICTED ACCESS

SURVEY REPORT

- The bearings for this survey are based on the Scott County Coordinate System NAD 83 (1986 Adjust).
 - Benchmark: Mn/DOT Name: 7009 M. At Shakopee, 0.4 mile north along County Road 69 from the junction of County Road 69 and Trunk Highway 169 in Shakopee, 74.0 feet northwest of southbound County Road 69, 98.0 feet north of 115th Street West, 24.0 feet north of a power pole, 1.0 foot south of a witness post. Elevation = 809.43 (NGVD29)
 - Site Benchmark: Spike in the power pole near the northwest corner of the subject property. Elevation = 812.83 (NGVD29)
 - See sheet 1 & 2 of 4 for the ALTA Survey.
 - Topography shown hereon is per LIDAR data (NGVD29) obtained from the Minnesota Department of Natural Resources on 12/06/2021.
 - The purpose of this exhibit is to show areas of the site that have a slope greater than 18% for the purposes of platting a future OUTLOT and the proposed lot lines.
- Areas:
- | | |
|-------------------|--|
| Gross Land Area | = 8,108,665 +/- square feet or 186.15 +/- acres. |
| Lot 1, Block 1 | = 2,980,579 +/- square feet or 68.43 +/- acres. |
| Lot 1, Block 2 | = 3,591,036 +/- square feet or 82.44 +/- acres. |
| OUTLOT A | = 1,437,169 +/- square feet or 32.99 +/- acres. |
| Right-of-Way Area | = 99,861 +/- square feet or 2.29 +/- acres. |
| Net Land Area | = 8,008,804 +/- square feet or 183.86 +/- acres. |

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License No. 48988
Date 01/19/22

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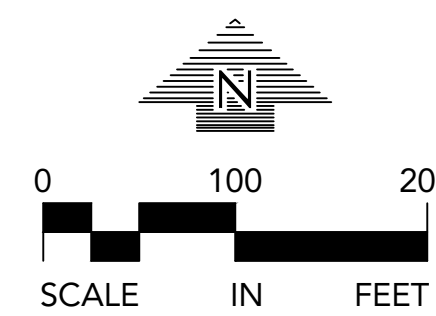
Project No. 20352C
Project Lead MSL
Drawn By NJL
Checked By MSL
Field Crew DJP

VICINITY MAP

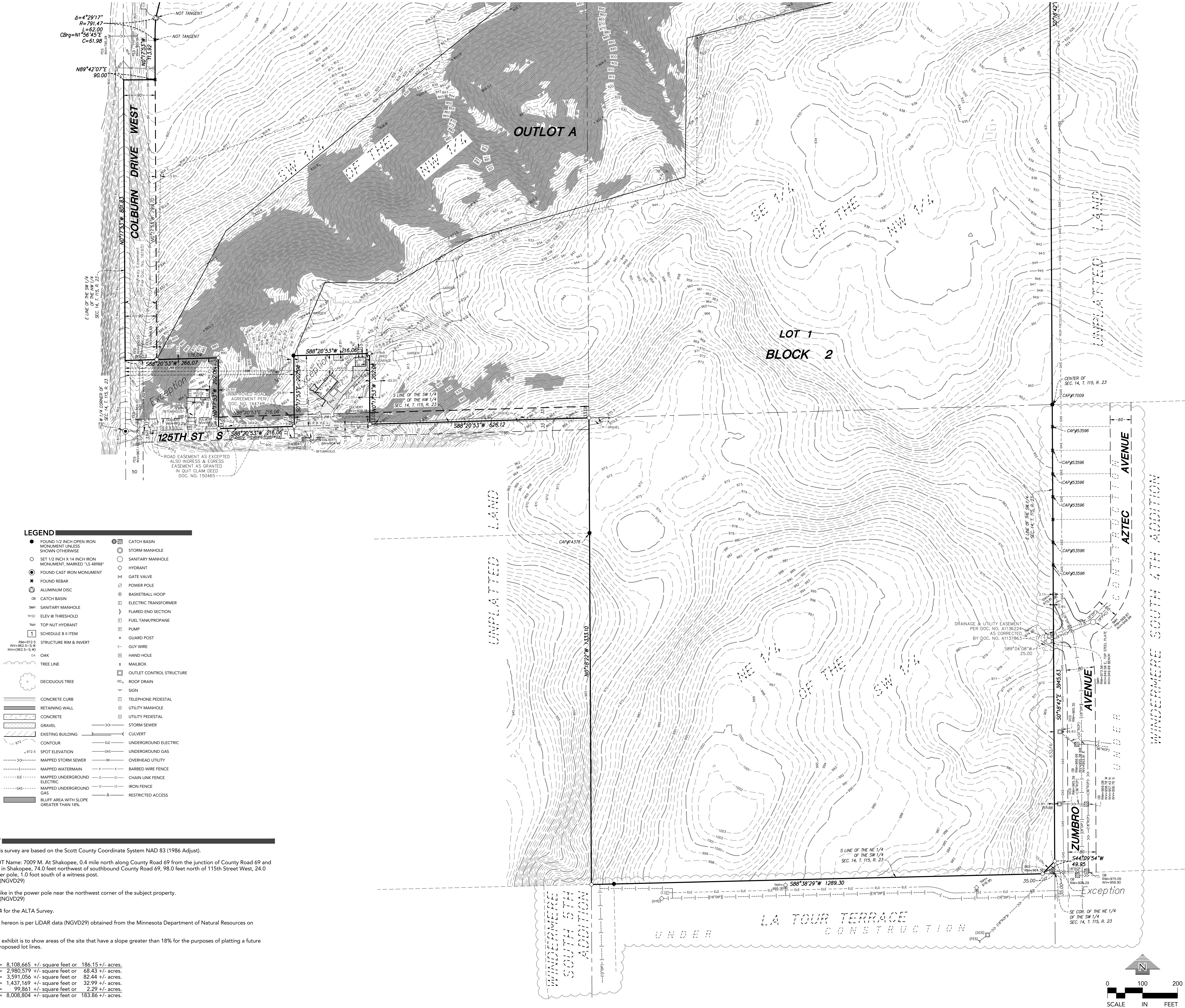


BLUFF EXHIBIT

3 OF 4



Plotted: 01/28/2022 2:41 PM W:\2020\20352\CADD\DATA\SURVEY\Jung Sheet File\20352C-ALTA



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QUALITY CONTROL

Loucks Project No.	20352C
Project Lead	MLS
Drawn By	NJL
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VICINITY MAP

BLUFF EXHIBIT

4 OF 4