

EASEMENT SKETCH

EXHIBIT A

PART OF TRACT A, REGISTERED LAND SURVEY NO. 175, SCOTT COUNTY, MINNESOTA

PROPERTY DESCRIPTION

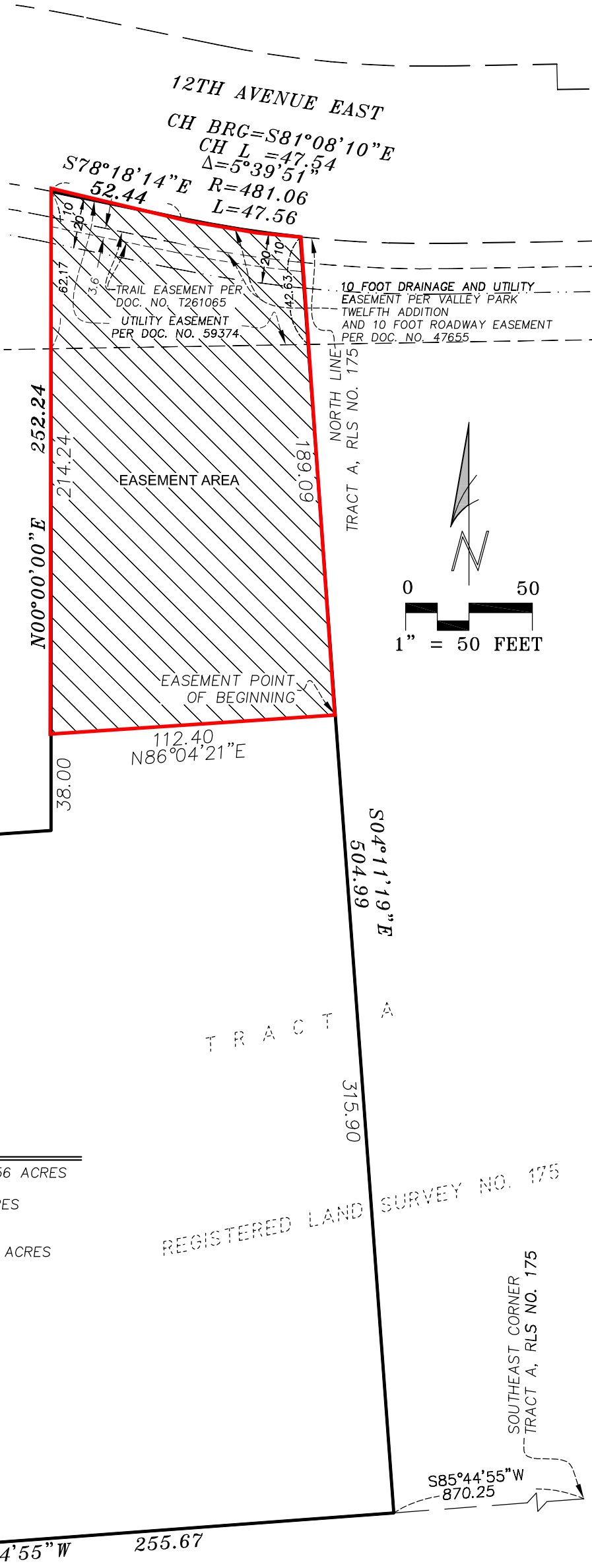
PARCEL DESCRIPTION:

THAT PART OF TRACT A, REGISTERED LAND SURVEY NO. 175, SCOT COUNTY, MINNESOTA, WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 85 DEGREES, 44 MINUTES, 55 SECONDS WEST, AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 870.25 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 04 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 504.99 FEET MORE OR LESS TO THE NORTH LINE OF SAID TRACT A, AND SAID LINE THERE TERMINATING, SCOTT COUNTY, MINNESOTA.

EASEMENT DESCRIPTON:

RIGHT OF WAY EASEMENT, OVER UNDER AND ACROSS THE FOLLOWIHNNG DESCRIBED PARCEL:
THAT PART OF TRACT A, REGISTERED LAND SURVEY NO. 175, SCOT COUNTY, MINNESOTA, WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 85 DEGREES, 44 MINUTES, 55 SECONDS WEST, AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 870.25 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 04 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 504.99 FEET MORE OR LESS TO THE NORTH LINE OF SAID TRACT A, AND SAID LINE THERE TERMINATING, SCOTT COUNTY, MINNESOTA.

THE RIGHT OF WAY EASEMENT IS MORE PARTICUALLAY DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 85 DEGREES, 44 MINUTES, 55 SECONDS WEST, AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 870.25 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 85 DEGREES, 44 MINUTES, 55 SECONDS WEST, AN ASSUMED BEARING, ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 870.25 FEET; THENCE NORTH 04 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 315.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 04 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 189.09 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE NORTHWESTERLY 47.56 FEET ALONG A NORTHERLY LINE OF SAID TRACT A AND A NON-TANGENTIAL CURVE, SAID CURVE HAVING A RADIUS OF 481.06 FEET, A CENTRAL ANGLE OF 05 DEGREES 39 MINUTES 51 SECONDS, A CHORD LENGTH OF 47.54 FEET AND A CHORD BEARING OF 81 DEGREES 08 MINUTES 10 SECONDS EAST; THENCE NORTH 78 DEGREES 18 MINUTES 14 SECONDS EAST, TANGENT TO LAST DESCRIBE CURVE AND ALONG A NORTHERLY LINE OF SAID TRACT A, A DISTANCE OF 52.44 FEET TO A NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 00 DEGREES 00 MINUTES 090 SECONDS WEST, ALONG A WESTERLY LINE OF SAID TRACT A, A DISTANCE OF 214.24 FEET; THENCE NORTH 86 DEGREES 04 MINUTES 21 SECONDS EAST, A DISTANCE OF 112.40 FEET TO THE POINT OF BEGINNING.



AREA SUMMARY

TOTAL PARCEL AREA = 111,811 SQ. FT. OR 2.56 ACRES

EASEMENT AREA: 21,078 SQ. FT. OR 0.48 ACRES

EASEMENT AREA ENCUBERED BY
ADDITIONAL EASMENTS: 5,135 SQ. FT. OR 0.11 ACRES

CERTIFICATION

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.

Scott C. Trosen

SCOTT C. TROSEN, MN LS 47465.

DATE: 08/29/2022 REVISED: 10/07/2022



TROSEN LAND SURVEYING, LLC
236 LEWIS STREET SOUTH
SHAKOPEE, MN 55379
PH: 612-990-1182
WWW.TROSENLANDSURVEYING.COM

Property Card		Parcel ID Number 273170011	
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Taxpayer Information		
Taxpayer Name MIDWAY HOSPITALITY LLC		
Mailing Address 4100 12TH AVE E SHAKOPEE, MN 55379		
Property Address		
Address 4100 12TH AVE E City Shakopee, MN 55379		

Parcel Information	
Uses 233 3A COMMERCIAL LAND AND BUILDING	Calculated Acres 2.50
	Plat RLS 175
	Lot TCT
	Block 00A
Legal Description	SubdivisionName RLS 175 Lot TCT Block 00A SubdivisionCd
Legal Description2	27317 P/O LYING W OF LINE COM SE COR TCT A, W ALONG S LINE

Building Information			
Building Style	AGLA (Sq Ft) 0	Bedrooms	0
Year Built 0	Garage Size (Sq Ft) 0	Bathrooms	0.00
Model Desc	Basement Size (Sq Ft) 0	Basement Finish (Sq Ft)	0

Miscellaneous Information				
School District ISD 0720 SHAKOPEE	Taxing District Code 2204	Homestead Status N	Green Acres N	Ag Preserve N

Assessor Information				
Estimated Market Value	2022 Values (Payable 2023)	2021 Values (Payable 2022)	Last Sale	
Land	\$1,500,000.00	\$1,500,000.00	Date of Sale	01/08/2018
Improvement	\$2,000,000.00	\$2,000,000.00	Sale Value	\$4,200,000.00
Total	\$3,500,000.00	\$3,500,000.00		