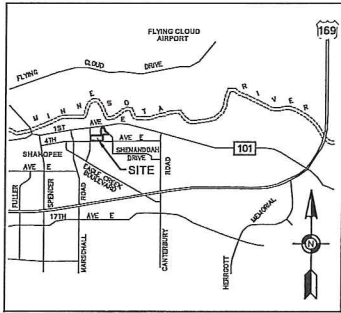
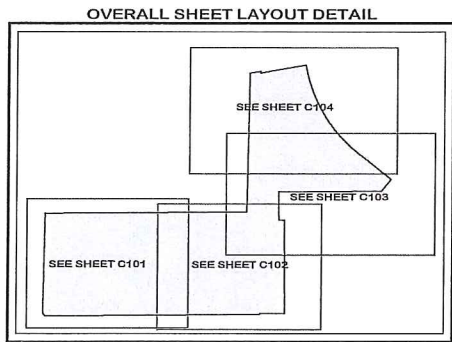
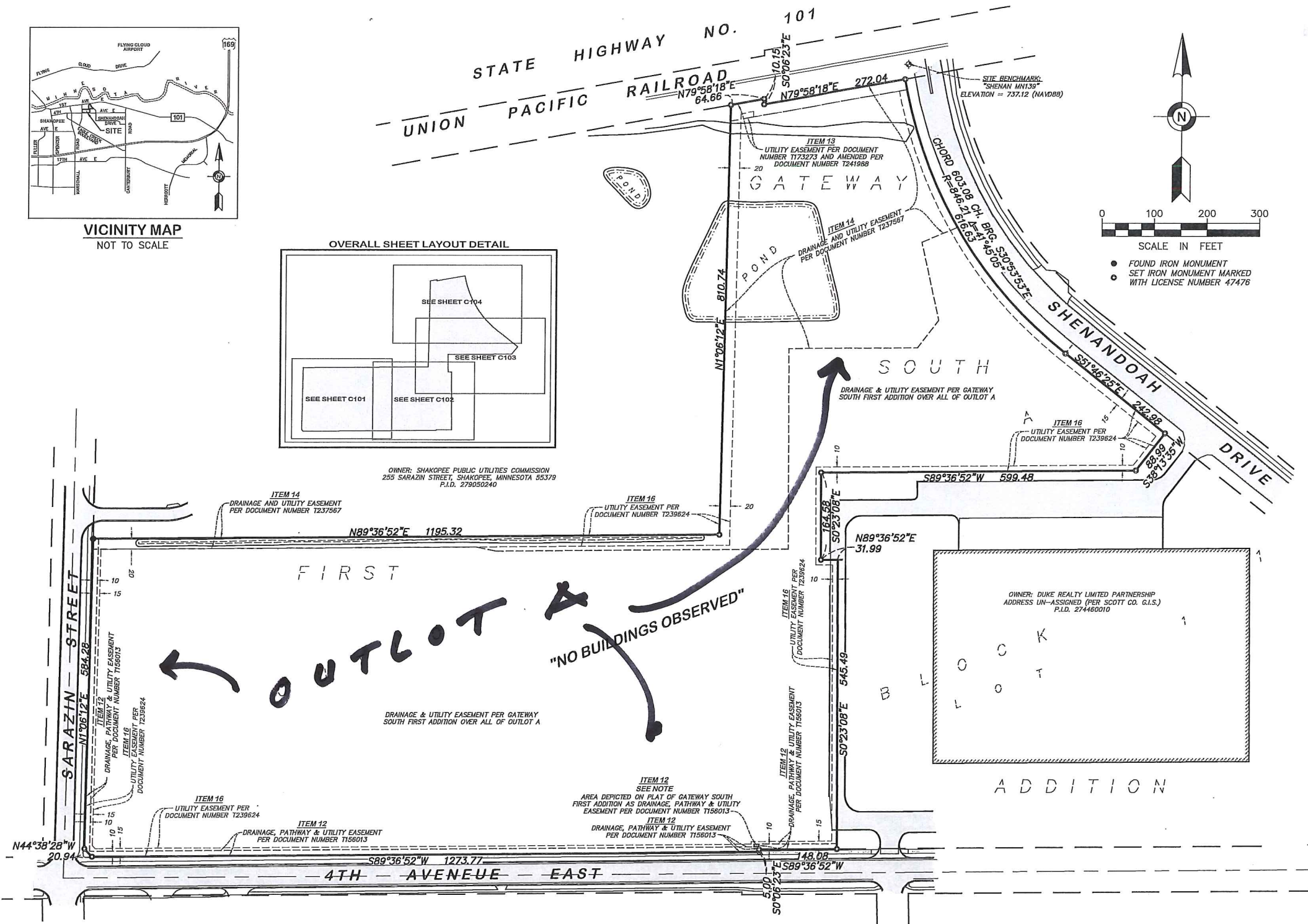




VICINITY MAP
NOT TO SCALE



OWNER: SHAKOPEE PUBLIC UTILITIES COMMISSION
295 SARAZIN STREET, SHAKOPEE, MINNESOTA 55379
P.L.D. 279050240



NOTES:

- The orientation of this bearing system is based on the Scott County coordinate grid (NAD 83-B5 Adj.).
- The total area of the property described hereon is 1,269,916 square feet or 29,153.28 acres.
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS-81622-CHI2 dated January 11, 2017.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 170050295 & 170050308. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No zoning report or letter was received from the Insurer pursuant to Optional Table A Item 6(a) & 6(b) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- The property described hereon lies within Flood Zone C (Areas of minimal flooding) per Federal Insurance Rate Map No. 270434 0002 C, dated September 29, 1978.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Control Monument "SHENAN MINI39" Elevation = 737.12 feet. (NAVD88) - See location on sheet C104.
- As of the date of this survey the property described hereon contains no striped parking spaces.
- As of the date of this survey there is observable evidence of current earth moving work, building pads, building construction or building additions on the property described hereon.
- As of the date of this survey and according to the City of Shakopee Engineering Department there are no completed or proposed changes in street right-of-way lines. As of the date of this survey there is observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.
- No buildings were observed on the property described hereon.



1600 Ulica Avenue South, Suite 250
Minneapolis, MN 55416
952.543.2900 • 952.543.2975 (fx)

Engineer

Kimley-Horn
2550 University Avenue W., Suite 238N
Saint Paul, Minnesota 55114
651-645-1197



Surveyor

Egan, Field & Nowak, Inc.
1229 Tyler Street Northeast, Suite 100
Minneapolis, Minnesota 55413
612-466-3300



Gateway South Building 2

Address Un-Assigned
4th Avenue East

Shakopee, Minnesota 55379

ALTANS/SPS LAND TITLE SURVEY

ISSUANCES

#	Description	Date

DRAWING INFORMATION

Scale: 1"=100'
Date: 2017/01/27
Checked By: ER
Drawn By: PMD
Duke Realty Job #: EFN 37074
A/E Job #: EFN 37074

DRAWING / SHEET TITLE

ALTANS/SPS LAND TITLE SURVEY
OVERALL BOUNDARY

SHEET NUMBER

C100

LEGAL DESCRIPTION:

Outlot A, Gateway South First Addition, Scott County, Minnesota.
Torrens Property-Certificate of Title No. 63020

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Easement for public right of way, utility, hydrant and slope purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Quit Claim Deed, dated September 17, 1985, recorded November 12, 1985 as Document No. T32701. Said easements do not affect the subject property (all easements are located in the Northeast Quarter of Section 5, Township 115, Range 22) and are not depicted hereon.
- ITEM 10: Easement for public right of way, utility, hydrant and slope purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Quit Claim Deed, dated August 28, 1985, recorded December 6, 1985 as Document No. T32875. Said easements do not affect the subject property (all easements are located in the Northeast Quarter of Section 5, Township 115, Range 22) and are not depicted hereon.
- ITEM 11: Easement for roadway purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Final Certificate, dated November 19, 1984, recorded August 9, 1989 as Document No. T46375. Said easement does not affect the subject property (easement is embraced within the right of way of Shenandoah Drive) and is not depicted hereon.
- ITEM 12: Easement for public right-of-way, drainage, utility and pathway purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Easement Agreement, dated March 25, 2004, recorded April 9, 2004 as Document No. T156013. Said right of way easement does not affect the subject property (easement is embraced within the right of way of 4th Avenue) and is not depicted hereon. Said easement for drainage, pathway and utility purposes affects the subject property and is depicted hereon.
NOTE: Said easement as depicted on the plot of GATEWAY SOUTH FIRST ADDITION depicts an area not included within said easement. (See shaded area on Sheet 1)

SURVEY ITEMS PER SCHEDULE B:

- ITEM 13: Terms, conditions, covenants, restrictions, obligations, provisions, and nonexclusive easements contained in the Utility Easement Agreement, dated December 1, 2005, recorded December 22, 2005, as Document No. T173273.
Amended by Amendment to Utility Easement Agreement dated August 30, 2016, recorded October 14, 2016 as Document No. T241988.
Said easement affects the subject property and is depicted hereon.
NOTE: There appears to be a scrivener's error as to the point of commencement and first line call.
- ITEM 14: Easement for drainage and utility purposes, together with any incidental rights, in favor of the City of Shakopee, a Minnesota municipal corporation, as contained in the Drainage and Utility Easement Agreement, dated November 13, 2015, recorded December 16, 2015 as Document No. T237567. Said easement affects the subject property and is depicted hereon.
- ITEM 15: Terms and conditions of Resolution No. 7627 by the City of Shakopee dated October 20, 2015, recorded May 12, 2016 as Document No. T239535. Said terms and conditions affect the subject property, there are no survey related items to depict.
- ITEM 16: Terms of Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Gateway South dated May 12, 2016 as Document No. T239624. Said Terms of Declaration of Protective Covenants, Conditions, Restrictions, Reservations and Easements for Gateway South affect the subject property. The drainage easement contained in said document is blanket in nature and is not depicted hereon. The temporary easement over road parcel contained in said document is blanket in nature over all roads within Gateway South First Addition and is not depicted hereon. The landscape and access easement contained in said document is blanket in nature and is not depicted hereon. The monument and entrance easement contained in said document is blanket in nature and is not depicted hereon. The ingress, egress and maintenance easement contained in said document is blanket in nature and is not depicted hereon. The utility easement contained in said document is defined and is depicted hereon.
- NOTE: The entirety of Outlot A, GATEWAY SOUTH ADDITION is covered by drainage and utility easement per the plat of GATEWAY SOUTH ADDITION.

CERTIFICATION:

To Duke Realty Corporation, First American Title Insurance Company National Commercial Services:
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, 2, 3, 4, 5, 6(b), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 16, 2017.
Date of Plat or Map: January 27, 2017

PRELIMINARY

Eric Roeser
Minnesota License No. 47476