

ALTA/NSPS LAND TITLE SURVEY
FOR: HOMETOWN BANK

LEGAL DESCRIPTION:

Per Commitment for Title Insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, Commitment No. 523333 dated December 14, 2016.

Outlot C, West Vierling Acres First Addition, according to the recorded plat thereof, Scott County, Minnesota.

Abstract Property

NOTES:

- The orientation of this bearing system is based on the Scott County coordinate grid (NAD 83-2011 Adj.).
- The total area of the property described herein is 60,552 square feet or 1.3901 acres.
- 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. 170190718. However, lacking excavation, the exact location of underground features cannot be accurately completed 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.
- The property described hereon lies within Flood Zone X (Areas determined to be outside of the 2% annual chance floodplain) per Federal Insurance Rate Map No. 270428 0010 C, date February 19, 1987.
- BENCHMARK: Minnesota Department of Transportation Geodetic Monument "OPEE" (GSID station #100877) Elevation = 828.66 feet. (N.A.V.D. 88)
- 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.
- As of the date of this survey there is observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- As of the date of this survey there are no buildings on 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.
- Surveyor is unaware of proposed right-of-way changes along adjoining public streets, roads or highways.
- The exact location of the 20-foot wide storm sewer easement is dependent upon the constructed location of the storm sewer appurtenances crossing the surveyed property. Said storm sewer appurtenances were not constructed at the time of the field survey. An approximate location is shown per construction plans, and is to be used for general reference only.
- No wetland delineation markers were observed during the course of this survey.

SURVEY ITEMS PER SCHEDULE B:

Per Commitment for Title Insurance prepared by Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company, Commitment No. 523333 dated December 14, 2016.

- ITEM 9: Easement for utilities and drainage as shown on the recorded plat of West Vierling Acres First Addition. Said easement affects the surveyed property and is depicted hereon.
- ITEM 10: The right of access to State Trunk Highway No. 101 is restricted as described in Final Certificate dated April 27, 1992, filed May 18, 1992, as Document No. 295700, and as depicted on Minnesota Department of Transportation Right of Way Plat No. 70-2 filed October 27, 1992, as Document No. 303445. The surveyed property does not lie near or adjacent said described and depicted right of access.
- ITEM 11: Easements for pipeline or pipeline facilities purposes, in favor of Minnegasco, a division of Arko, Inc., a Delaware corporation, its successors and assigns, as created in document dated July 27, 1992, filed October 6, 1992, as Document No. 302450. Said easements affect the surveyed property and are depicted hereon.
- ITEM 12: Easement for street, utility and drainage purposes and easement for utility, drainage and sidewalk purposes, in favor of the City of Shakopee, a Minnesota municipal corporation, as created in document dated August 7, 2003, filed August 15, 2003, as Document No. A619294. Said easements adjoin the surveyed property and are depicted hereon.
- ITEM 13: Terms, conditions and obligations set forth in Developer's Agreement dated September 16, 2016, filed November 1, 2016, as Document No. A1013700. Said terms, conditions and obligations affect the surveyed property, but are not mathematically defined and are not depicted hereon.
- ITEM 14: Terms, conditions, covenants and restrictions of and easements contained in Declaration of Easements with Covenants and Restrictions Affecting Land dated November 15, 2016, filed November 28, 2016, as Document No. A1015343. Said terms, conditions, covenants and restrictions affect the surveyed property. Those that are mathematically defined are depicted hereon.

LEGEND:

- | | |
|----------------------------|-------------------------|
| ⊕ OBSERVED BORING LOCATION | ⊗ GATE VALVE |
| ⊙ SANITARY MANHOLE | ⊕ HYDRANT |
| ⊙ STORM MANHOLE | ⊕ LIGHT |
| ⊙ CATCH BASIN | ⊕ GAS SIGN |
| ⊕ SILT FENCE | ⊕ SIGN |
| — SANITARY SEWER | — WATERMAIN |
| — STORM SEWER | — UNDERGROUND GAS |
| ⊕ TREE | — EXISTING CONTOUR LINE |
| — BITUMINOUS SURFACE | — GRAVEL SURFACE |
| — CONCRETE SURFACE | — BOULDERS |

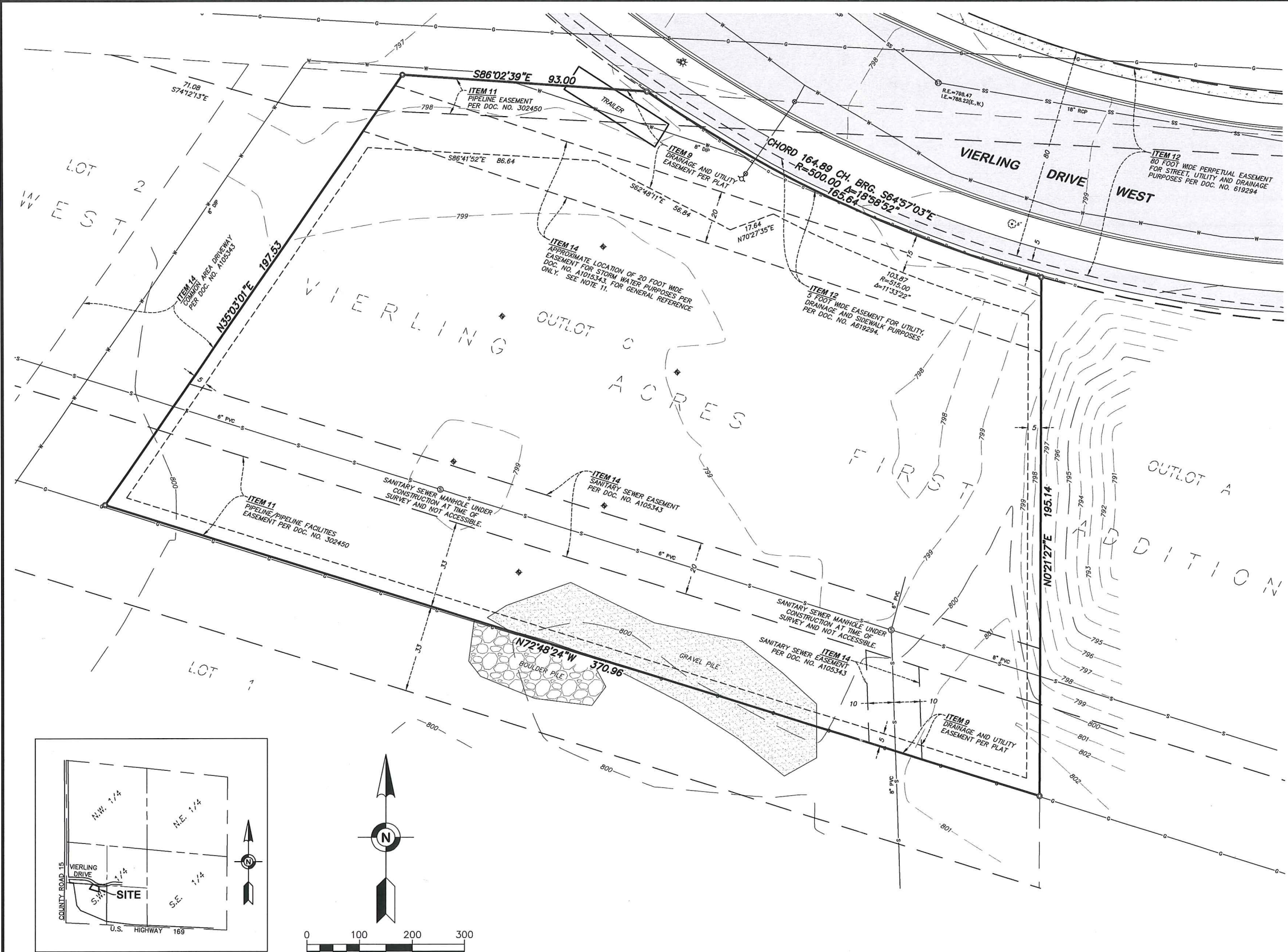
CERTIFICATION:

To Hometown Bank, a Federal Savings Association, Old Republic National Title Insurance Company and Commercial Partners Title, LLC:

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(a), 7(a), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field work was completed on January 27th, 2017.

Date of Plat or Map: February 3rd, 2017

Eric A. Roeser
Minnesota License No. 47476



SW 1/4, SEC. 12, T115N, R23W

VICINITY MAP
NOT TO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	NO.	DATE	DESCRIPTION
2877	24	SW			
2870	51				
DRAWING NAME:			CHECKED BY:		
37089.dwg			ER		
JOB NO. 37089					
FILE NO.					

ALTA/NSPS LAND TITLE
SURVEY

SURVEY FOR:

Hometown Bank

PROPERTY ADDRESS:

Harvest Lane / Vierling Drive West
Shakopee, Minnesota 55379



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3383
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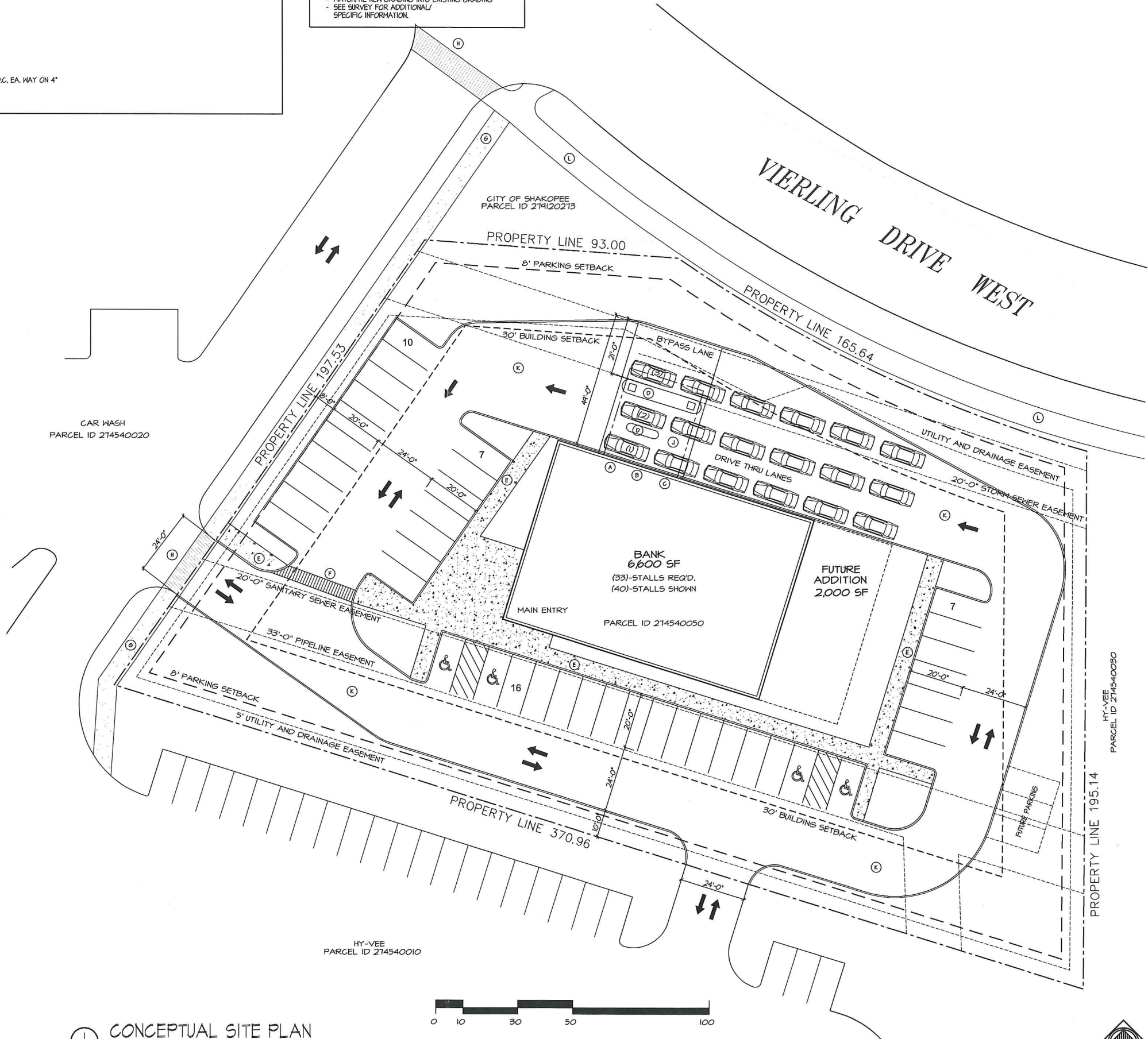
SITE PLAN SUMMARY:		
LOT ZONING: B-1	MAIN LEVEL SQFT. : AUTOBANK CANOPY :	6600 SF. 424 SF.
PARKING REQUIRED (1:200 S.F.) PARKING SHOWN (9x20') AUTOBANK STACKING	33 40 6 PER LANE AVERAGE	
LOT AREA DEVELOPED MIN LOT SIZE MIN LOT WIDTH	1.31 ACRES (60,552 SF) 1 ACRE 100'	
MAXIMUM IMPERVIOUS SURFACE COVERAGE IMPERVIOUS SURFACE COVERAGE PERVIOUS SURFACE COVERAGE	75% .90 ACRES (39,116 S.F.) - 64.1% .44 ACRES (21,436 S.F.) - 35.3%	
BUILDING SETBACKS PARKING SETBACKS	FRONT- 30', SIDE- 20', REAR- 30' FRONT- 0', SIDE- 0', REAR- 0'	

KEYED SITE PLAN NOTES:		HANDICAP REGULATIONS AS PER CHAPTER 1341, FOR THE MINNESOTA ACCESSIBILITY CODE
(A) ATM - FIRST LANE	(L) EXTG. BITUMINOUS PAVING	
(B) DEAL DRAWER - FIRST LANE		
(C) NIGHT DEPOSIT - FIRST LANE		
(D) PNEUMATIC KIOSK - SECOND AND THIRD LANE		
(E) 6'-0" SIDEWALK		
(F) GROSS WALK		
(G) SIDEWALK - BY OTHER		
(H) GROSS WALK - BY OTHER		
(J) 5" REINF. CONC. W/ #3 @ 12" O.C. EA. WAY ON 4" COMPACTED CLASS 5		
(K) BITUMINOUS PAVING		

GENERAL NOTES:

- VERIFY & LOCATE ALL UNDERGROUND PHONE & UTILITY LINES PRIOR TO ANY EXCAVATION.
- SEE MECH. & ELEC. DRAWINGS FOR ADDITIONAL INFO. REGARDING SITE UTILITIES.
- BARRICADE OFF CONSTRUCTION AREA AS REQUIRED. KEEP CONSTRUCTION AREA TO MINIMUM.
- SLOPE SIDEWALKS & GRADE AWAY FROM BUILDING TYPICAL.
- MATCH NEW CONSTRUCTION W/ EXISTING WHEREVER NECESSARY (IE, CONC., CURBS, CONC. WALKS, PAVING, ETC.)
- MATCH/RTIE NEW GRADING INTO EXISTING GRADING.
- SEE SURVEY FOR ADDITIONAL/ SPECIFIC INFORMATION.

SURVEY DATA WAS TAKEN FROM DOCUMENT FILE 91084 DATE 12-14-16 BY ERIC A. ROESER REG. #41416, HTG ARCHITECTS IS NOT RESPONSIBLE FOR ACCURACY OR OMISSIONS, IF ANY, CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.



CONCEPTUAL SITE PLAN
1"=20'-0"



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PROJECT

HOMETOWN
BANK

NEW BRANCH

SHAKOPEE, MN

ISSUED SET 3.2.17
REVISIONS

DATE NO.
3.2.17 FINAL PLAT SUBMITTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MN

SEAN RABOIN
REG. NO. 3.2.17
DATE

CONCEPTUAL SITE PLAN

DRAWN BY: EJM CHECKED BY: SCR

A1.1