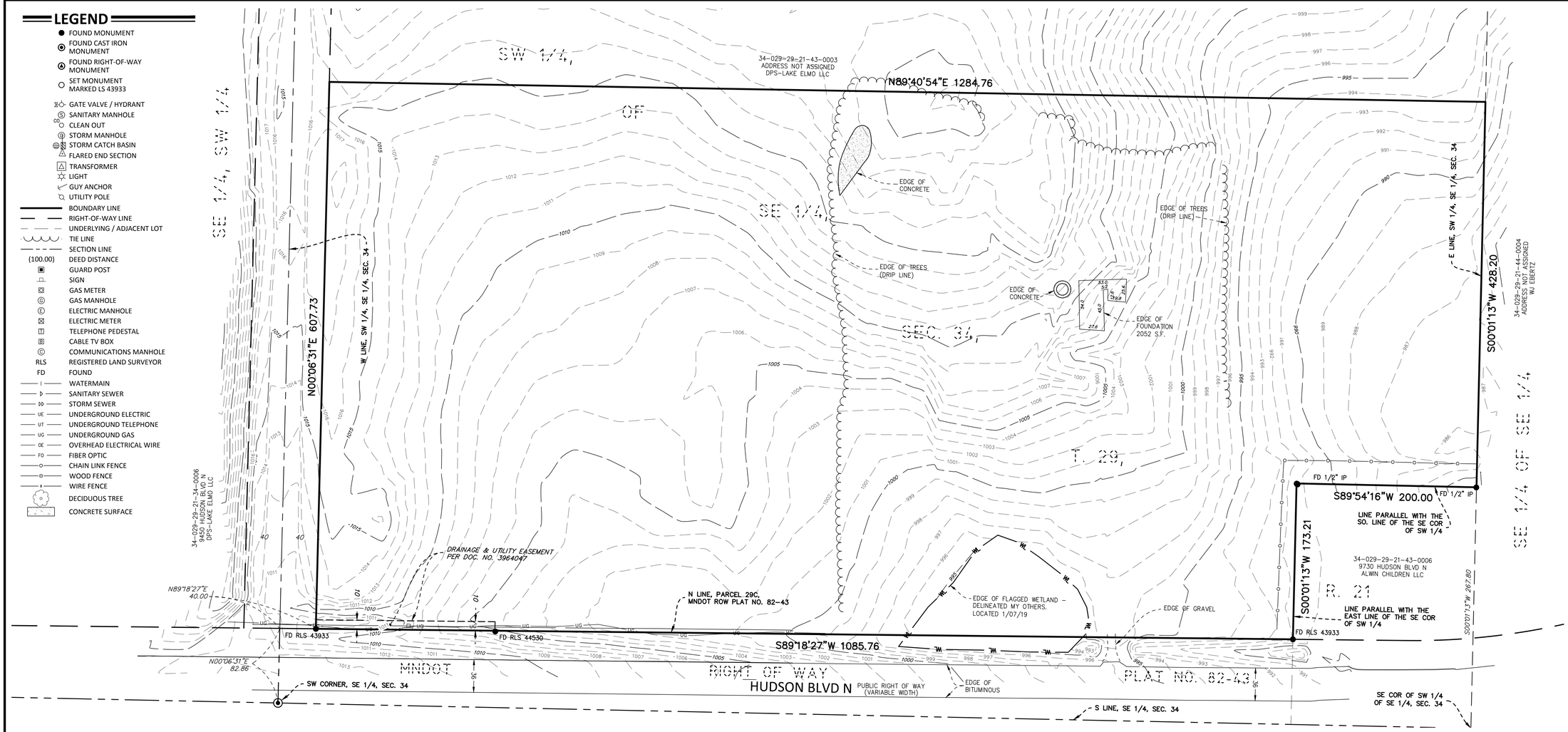


"TABLE A" NOTES

1. The surveyor has depicted the property corner monuments, or the witness to the corner that were found during the field work, and set property corner monuments, or witnesses to the corner, at the locations where there did not appear to be any evidence of an existing monument.
2. The property does not have an assigned address.
3. The subject property lies within Flood Plain Zone X – 'Area Of Minimal Flood Hazard', according to FEMA per FIRM Map No. 27163C0245E dated 2/3/2010.
4. The gross area information of subject property 17.0159 Acres or 741,214 Square Feet.
5. The vertical relief is shown on the graphical portion of the survey.

6b. The zoning information has not been provided by the client.

7a. There are no buildings on the subject property.

7b. There is a building foundation on the subject property as shown and dimensioned.

8. Visible substantial features observed in the process of conducting the fieldwork are shown hereon.
9. There are no parking areas on the subject property.

10a. There were no division or party walls designated by the client to be shown on the survey.

11. A Gopher State One Call (GSOC) request was placed on 12/26/2018 for utility locates on this site and assigned GSOC Ticket No. 183600280. The surveyor makes no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Utility suppliers often do not respond to these requests in the field but may provide maps, plans, and drawings in lieu of physical location. Utility information shown hereon is a compilation of the provided map information and those visible utilities and marked utilities which were located during the survey field work. The surveyor further does not warrant that the underground utilities shown hereon are in the exact location as indicated, although they are located as accurately as possible from the available information. The surveyor has not physically located the underground utilities. Pursuant to MS 216.D contact Gopher State One Call at (651-454-0002) prior to any excavation.
13. The names of adjoining land owners according to the current county tax records are shown on the survey.
14. The distance to the nearest intersecting street is 1000 feet to 5th St. N. & Keats Av.
16. There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No changes in street right of ways are proposed per City of Lake Elmo Bay. There is no observable evidence of recent street or sidewalk construction or repair.
18. There were wetland delineation markers observed in the process of conducting the field work. See survey.
19. Plottable off site easements and servitudes disclosed in the provided title documents and/or observed during the field work that appear to benefit and/or affect the subject property are shown hereon.
20. A Sambatek Professional Liability Insurance Certificate of Insurance will be provided upon request.

SUBJECT PROPERTY

Proposed Description

That part of the Southwest Quarter of the Southeast Quarter, Section 34, Township 29, Range 21, Washington County, Minnesota described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence North 00 degrees 06 minutes 31 seconds East, assumed bearing, along the west line of said Southwest Quarter of the Southeast Quarter, a distance of 82.86 feet to the north line of Parcel 29C of Minnesota Department of Transportation Right of Way Plat No. 82-43; thence North 89 degrees 18 minutes 27 seconds East, along said north line, a distance of 40.00 to the point of beginning; thence North 00 degrees 06 minutes 31 seconds East, a distance of 607.73 feet; thence North 89 degrees 40 minutes 54 seconds East, a distance of 1284.76 feet to the east line of said Southwest Quarter of the Southeast Quarter; thence South 00 degrees 01 minutes 13 seconds West, along said east line, a distance of 428.20 feet to a point 267.8 feet north of the southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 54 minutes 16 seconds West, parallel to the south line of said Southwest Quarter of the Southeast Quarter, a distance of 200.00 feet; thence South 00 degrees 01 minutes 13 seconds West, parallel to the east line of said Southwest Quarter of the Southeast Quarter, a distance of 173.21 feet to said north line of Parcel 29C; thence South 89 degrees 18 minutes 27 seconds West, along said north line, a distance of 1085.76 feet to the point of beginning.

The following notes correspond to the reference numbers listed in Schedule B, Section 2 of the title commitment.

***

SURVEY NOTES

1. This survey was prepared without the benefit of a Title Commitment.
2. The bearing system is based on the Washington County coordinate system, NAD83 (1986 Adjust). With an assumed bearing of South 00 degrees 01 minutes 13 seconds West for the east line of the Southwest Quarter of the Southeast Quarter, Section 34, Township 29, Range 21.
3. The vertical datum is based on NAVD88.
   BENCHMARK #1
   MNDOT Disc "8282 AX" - Elev=938.31
   Located at NE Quad. of Int. Hwy. 94 & Keats Ave.

   BENCHMARK #2
   Control Point #11 - ELEV=1010.05
   Located on south side of Hudson Blvd. N., 225 ft. east of the southwest corner of subject property.

CERTIFICATION

To Continental 483 Fund, LLC, a Wisconsin limited liability company and:

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), 7(a), 7(b)(1), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, and 20 of Table A thereof. The field work was completed on 01/07/2019.

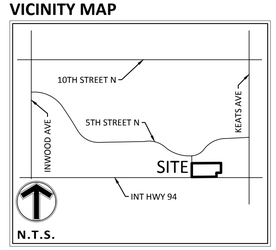
Dated this 9th day of January, 2019

Sambatek, Inc.

Craig E. Johnson, LS
Minnesota License No. 44530
cjohnson@sambatek.com

NORTH
0 60 120
SCALE IN FEET

VICINITY MAP



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Engineering | Surveying | Planning | Environmental

Client
CONTINENTAL 483 FUND, LLC

Project
SPRINGS AT LAKE ELMO

Location
9955 HUDSON BLVD. N.
LAKE ELMO, MN

Certification

Summary
Designed: Drawn: LCC
Approved: CEJ Book / Page:
Phase: Initial Issue: 01/09/19

Revision History

No.	Date	By	Submittal / Revision

Sheet Title
ALTA/NSPS LAND TITLE SURVEY

Sheet No. Revision
1/1

Project No. 21654.01