

BENCHMARKS (BM)
(NAVD 88)

- 1.) Top of top nut of fire hydrant at east side of Talmage Circle opposite #3665 at south side of cul-de-sac
Elevation = 918.27 feet
- 2.) Top of top nut of fire hydrant at west side of Talmage Circle 300 feet +/- south of hydrant listed above.
Elevation = 920.39 feet

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-1039625-MPLS, commitment date November 4, 2020)

That part of Tract B, Registered Land Survey No. 291, lying North of the South 523 feet thereof.
(Torrens Property, Certificate of Title No. 385414)

Property is located in Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

Registered Land Survey No. 291 was filed of record on April 22, 1974.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS-1039625-MPLS, commitment date November 4, 2020, was relied upon as to matters of record.

Schedule B Exceptions:

- 1.) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
10. Limitation of access to Trunk Highway No. 35E acquired by the State of Minnesota in condemnation as evidenced of record by Final Certificate dated December 7, 1967, filed October 30, 1968, as Document No. 528769. [shown on survey]
11. Road Easement in favor of the City of Vadnais Heights dated May 23, 1989, filed May 30, 1989, as Document No. 896377. [shown on survey]
12. Warranty Deed dated August 28, 1969, filed December 31, 1969, as Document No. 542694, is memorialized on the certificate of title. Said deed conveyed a parcel located south of what is now Registered Land Survey No. 291 and reserved an easement for ingress and egress over the easterly 30 feet of said parcel. This document does not appear to affect the Land. [not on or touching subject property]
13. Affidavit Concerning Real Property Contaminated with Hazardous Substances dated June 08, 2010, filed June 11, 2010, as Document No. 2112043. [not plottable]

GENERAL NOTES

- 1.) Survey coordinate basis: Ramsey County Coordinate System
- 2.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 3.) There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 203351431.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- [A] Possible encroachments are indicated on survey with boxed letters as listed below.

A.) None observed

PARKING

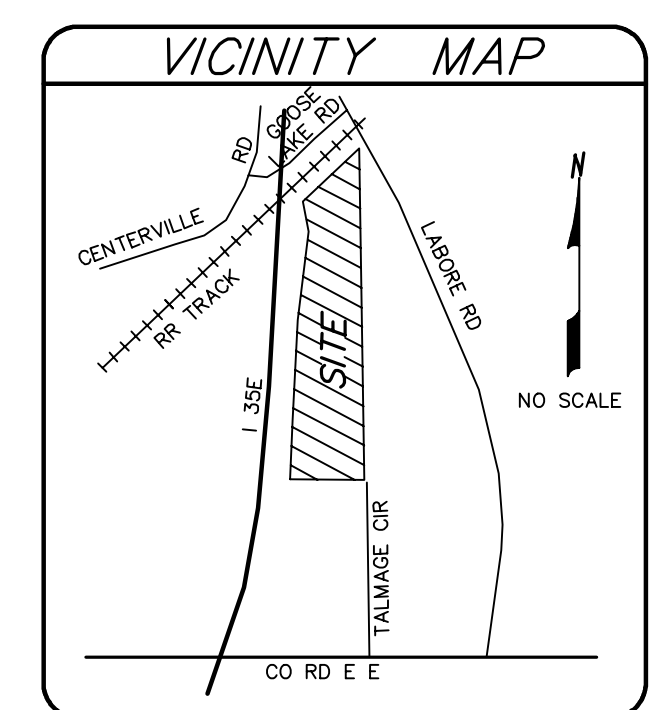
No designated parking stalls were observed.

AREA

Gross = 394,606 square feet or 9.059 acres

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- AIS Denotes advertising and information sign
- COL Denotes building column
- EM Denotes electric meter
- GW Denotes guy wire
- HCS Denotes disabled sign
- HYD Denotes fire hydrant
- OHU Denotes overhead utility line
- PPU Denotes power pole with underground utility
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- COT Denotes Cottonwood tree



SURVEYOR'S CERTIFICATION

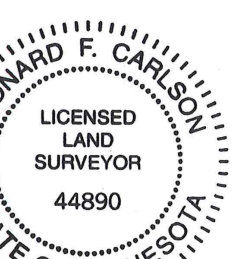
To: Saturday Properties LLC, a Minnesota limited liability company; McCullough & Sons, Inc., a Minnesota corporation and First American Title Insurance Company.

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, 2, 4, 5, 7(a), 8, 9, 11, 20 and 21 of Table A thereof. The fieldwork was completed on December 4, 2020.

Dated this 18th day of December, 2020.

SUNDE LAND SURVEYING, LLC.

By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

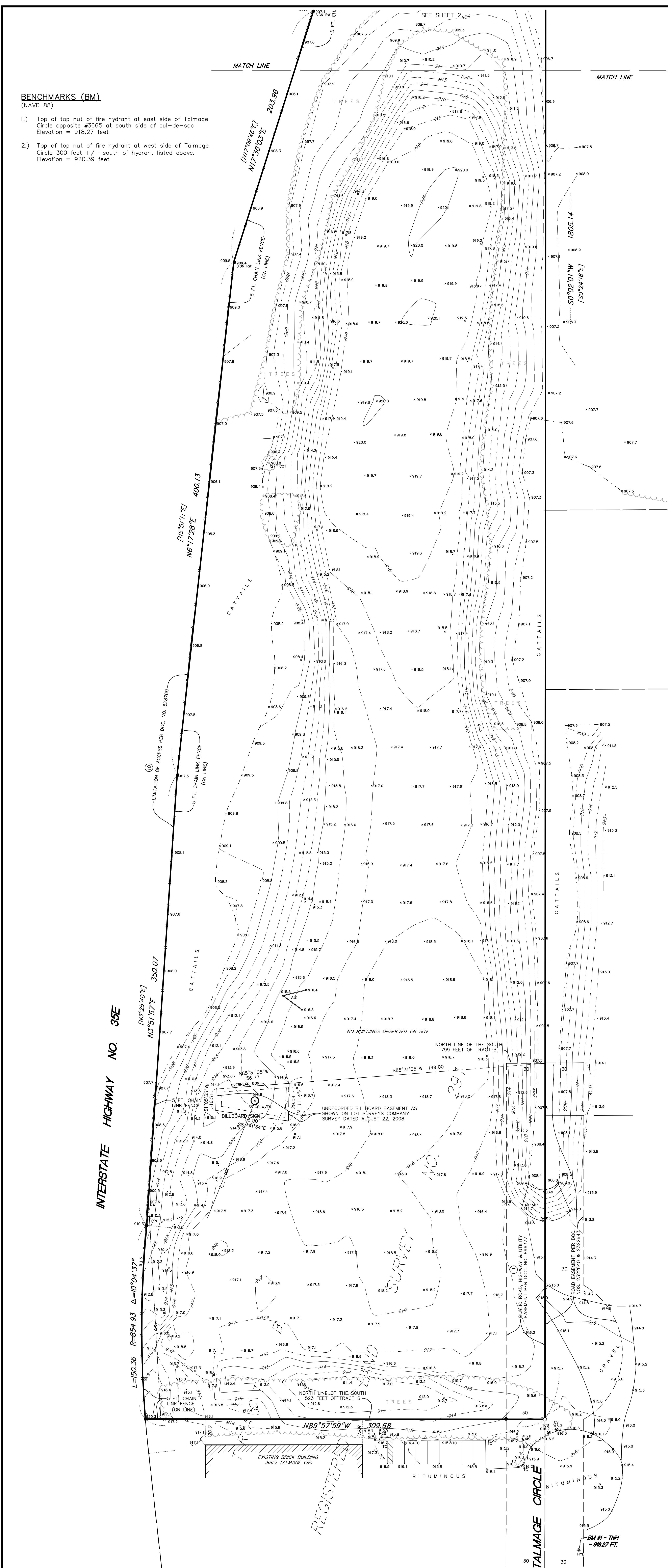
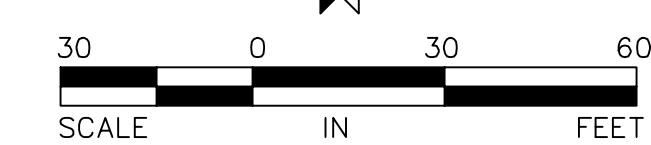


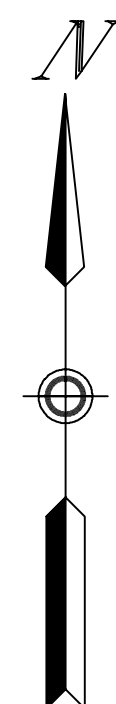
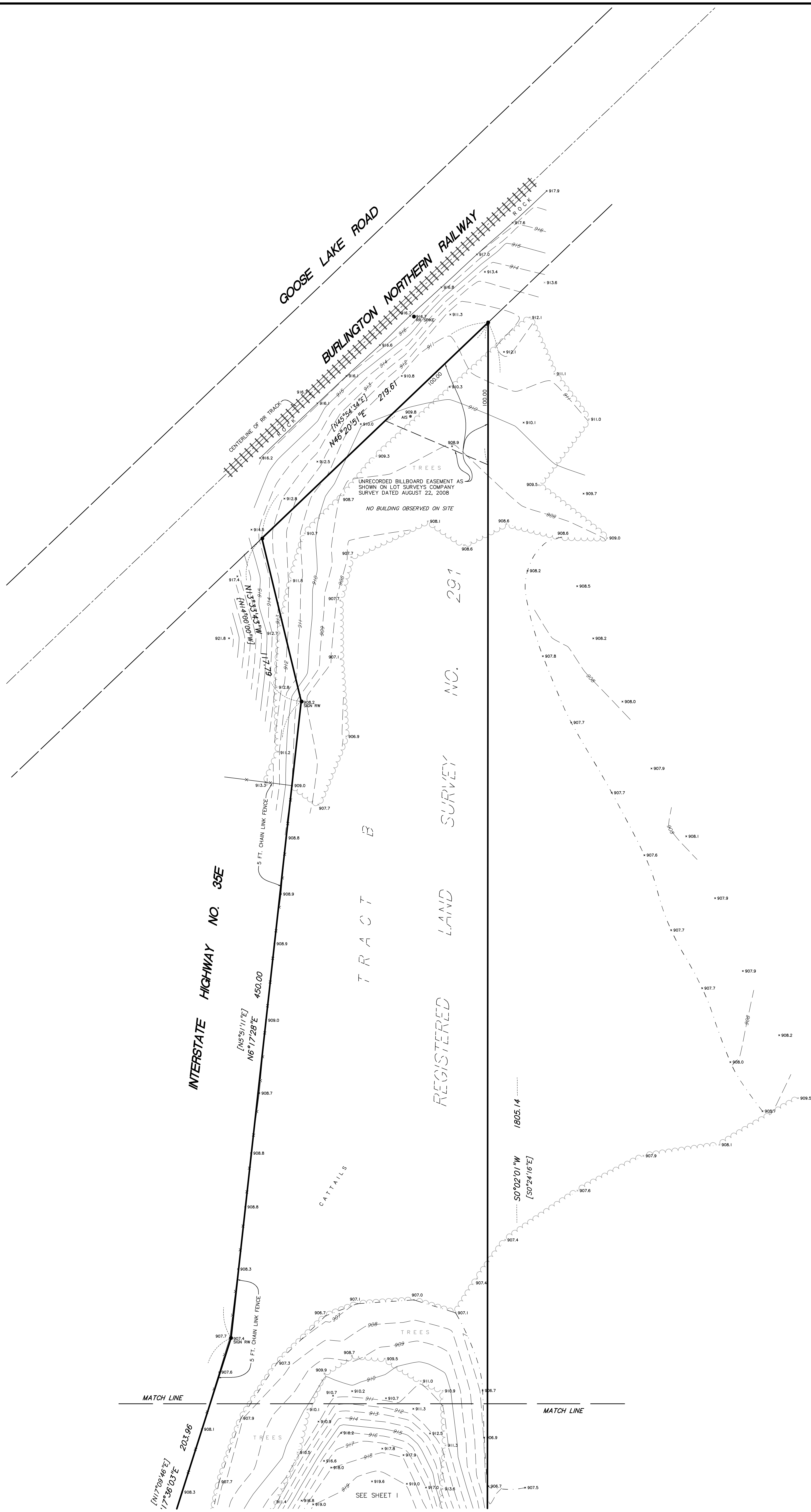
Revision	By	Date

Drawing Title:
**ALTA / NSPS LAND TITLE SURVEY FOR:
SATURDAY PROPERTIES**
GOOSE LAKE ROAD, VADNAIS HEIGHTS, MN

SUNDE LAND SURVEYING
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Project: 2020-136 Bk/Pg: 1033/21 Date: 12/18/2020
Township: 30 Range: 22 Section: 26
File: 2020136001.dwg Sheet: 1 of 2





Dated this 18th day of December, 2020
 Certified by: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



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