

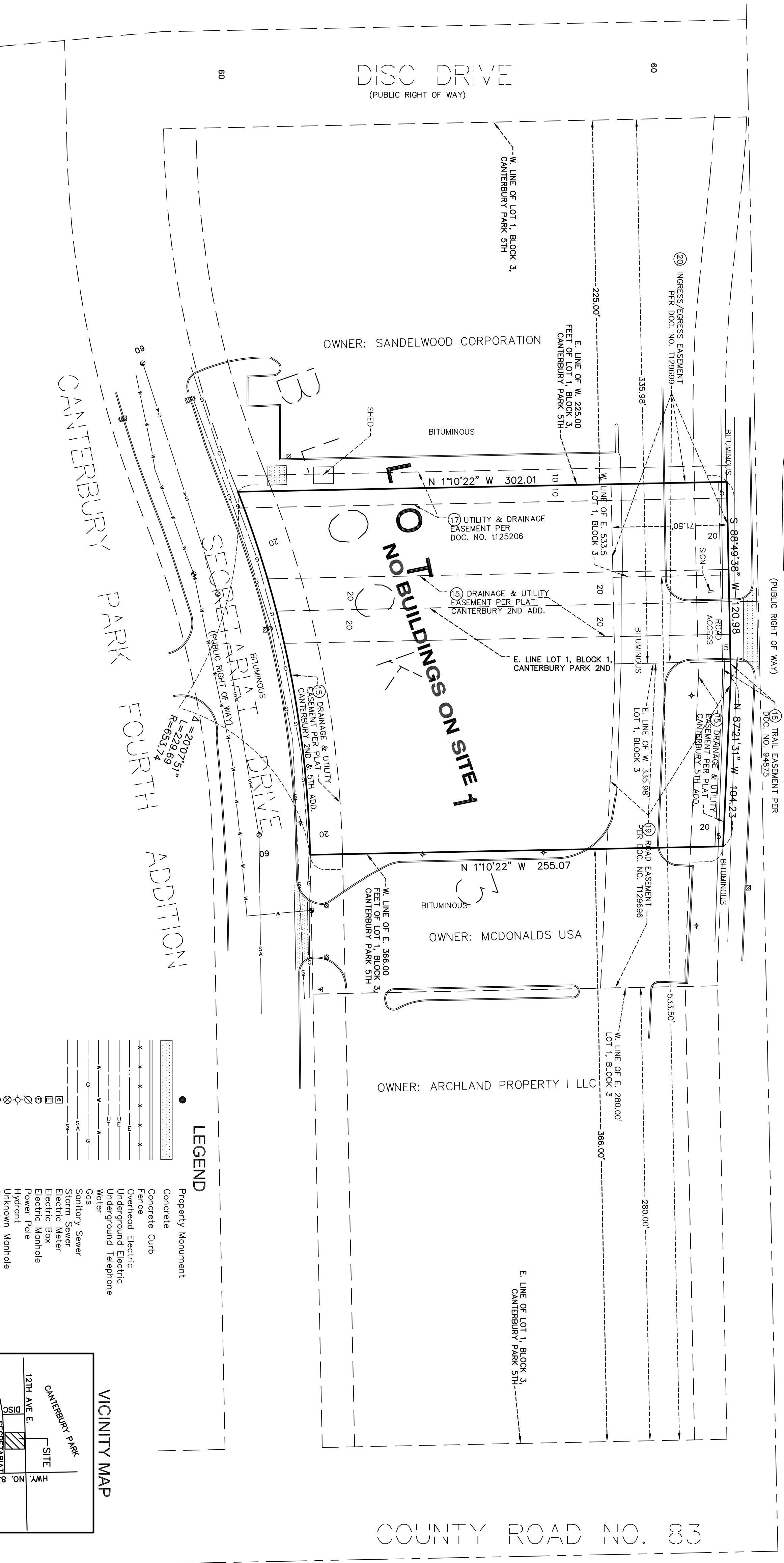
GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are approximate only, PURSUANT TO USA 2180 CONTACT Gopher State ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in Zone C Area of Minimal Flooding on Flood Insurance Rate Map, Community Flood No. ZV454-0033 G, effective 08/09 September 29, 1976.
4. Site area = 61550 square feet = 1.413 acres.
5. There are a total of 0 striped parking stalls on said property, of which there are no designated as handicap.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/ACSM specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and ACSM.
8. There is no observable evidence of cemeteries in the field or of record.
9. Pursuant to Table A Item 8b, the surveyor was provided the following zoning information by the client through Zoning Letter, by Alex Sharpe, Planner, City of Shakopee, dated June 2, 2015. Present Zoning MR (Major Recreation).
10. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
11. There is no observable evidence of recent street or sidewalk construction or repairs.
12. There is no visible above ground evidence of the site being used as a solid waste dump, strip or sanitary landfill.
13. Distance to nearest intersection, approximately 500 feet westerly Disc Drive or 500 easterly to County Road 83.
14. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Commercial Partners Title, having an effective date of April 27, 2015 and bearing the number 40211.
15. There are no visible markings denoting wetlands as delineated by appropriate authorities.
16. There are assessments or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 20 AS SHOWN ON SURVEY.

PART SEC. 9, T. 115, R. 22

12TH AVENUE

DISC DRIVE
(PUBLIC RIGHT OF WAY)

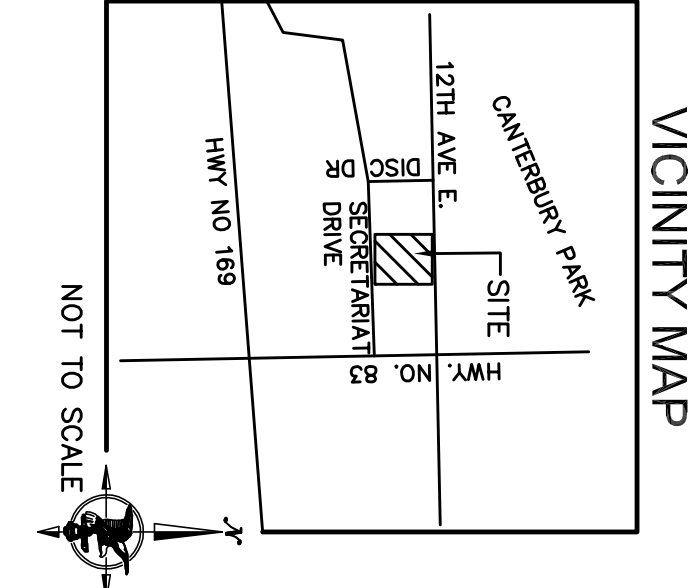


COUNTY ROAD NO. 83
(PUBLIC RIGHT OF WAY)

SURVEY PERFORMED BY:
HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS & CONSULTANTS
 5053 Lyndale Avenue South
 Bloomington, MN 55420
 (952) 884-5344
 (952) 884-5344 Fax
 Email: tom@hjsurveyors.com
 Web: www.hjsurveyors.com

LEGEND

●	Property Monument
▬	Concrete
▬	Concrete Curb
▬	Fence
▬	Overhead Electric
▬	Underground Electric
▬	Underground telephone
▬	Water
▬	Gas
▬	Sanitary Sewer
▬	Sewer
▬	Electric Meter
▬	Electric Box
▬	Electric Manhole
▬	Hydrant
▬	Unrctown Manhole
▬	Gate Valve
▬	Catchbasin
▬	Air Conditioning Unit
▬	Light Pole
▬	Gas Water Manhole
▬	Telephone Box
▬	Water Manhole
▬	Window Well
▬	Sanitary Manhole
▬	Sewer Manhole



LEGAL DESCRIPTION

That part of Lot 1, Block 3, Canterbury Park Fifth Addition, Scott County, Minnesota that lies Eastern of the West 225.00 feet thereof, and Westerly of the East 366.00 feet thereof.

Scott County, Minnesota
 Torrens Property
 Torrens Certificate No. 45717

NOTES CORRESPONDING TO SCHEDULE B:

13. Certificates and restrictions, including easements, assessments and assessments contained in the Description of Protective Covenants and Restrictions for Village Green Business Park dated May 13, 1996, filed May 16, 1996, as Document No. 81891; NOTHING TO GRAPHICALLY SHOW
14. Terms and conditions of Ordinance No. 485 dated December 12, 1996, filed September 28, 1997, as Document No. 90321; NOTHING TO GRAPHICALLY SHOW
- Amended by Resolution No. 4845 dated February 17, 1998, filed March 18, 1998, as Document No. 93591; NOTHING TO GRAPHICALLY SHOW
- Amended by Resolution No. FC01-130 dated October 18, 2001, filed November 5, 2001, as Document No. 112391; NOTHING TO GRAPHICALLY SHOW
15. Easements for utilities and drainage as shown on the recorded plat of Canterbury Park Fifth Addition and on the recorded plat of Canterbury Park 2nd Addition. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
16. Easement for public recreational trail purposes, in favor of the City of Shakopee, a Minnesota municipal corporation, as created in document dated April 17, 1998, filed May 11, 1998, as Document No. 94875. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
17. Easement for utility and drainage purposes, in favor of the City of Shakopee, a Minnesota municipal corporation, as created in document dated December 10, 2001, filed December 12, 2001, as Document No. 1125206. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
18. Easement for vehicular and pedestrian ingress and egress and easement for directional signage and an electrical conduit, for the benefit of the East 280.00 feet of Lot 1, Block 3, Canterbury Park Fifth Addition, as well as any land that may come into common ownership with Lot 1, Block 3, as created in document dated April 23, 2002, filed April 29, 2002, as Document No. 1158981. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)
19. Easement for vehicular and pedestrian ingress and egress, for the benefit of the West 225.00 feet of Lot 1, Block 3, Canterbury Park Fifth Addition, as well as any land that may come into common ownership with Lot 1, Block 3, as created in document dated April 23, 2002, filed April 29, 2002, as Document No. 1128699. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

LAND TITLE SURVEY
 ALTA/ACSM
 FOR:
 VENTURE MORTGAGE CORPORATION
 SITE: VACANT LOT, PID: 272450040
 SHAKOPEE, MINNESOTA

CERTIFICATION:

To First National Bank of Northfield, its successors and/or assigns Commercial Partners Title LLC and Stewart Guaranty Company.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the standards and procedures set forth in the Standards and Procedures for Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof.
 The field work was completed on June 15, 2015.
 Date of Plat or Map: June 15, 2015

Thomas E. Hodart, L.S., S.
 Minn. Reg. No. 23577

Revision History

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File No.	2015270	TH
1-9-9132		

HARRY S. JOHNSON CO., INC.
 LAND SURVEYORS CONSULTANTS
 BLOOMINGTON, MINNESOTA
 PHONE: 952-884-5341 FAX: 952-884-5344