

AREA:

TOTAL AREA AS SHOWN = 534,422 SQ.FT. / 12.27 acres

LEGAL DESCRIPTION:

The following Legal Description is as shown on the Attorney's Title Group, LLC as agent for Chicago Title Insurance Company Title Commitment No. 2021-0095, dated January 22nd, 2021.

Outlot A, SHERMAN OAKS PLAT 3, according to the plat thereof on file and of record in the office of the Registrar of Titles in and for Chisago County, Minnesota, except that part described as follows: Beginning at the most southerly corner of said Outlot A; thence westerly, along the south line of said Outlot A, to the west line of said Outlot A; thence North 21 degrees 00 minutes 27 seconds West, along said west line, 566.35 feet; thence South 86 degrees 30 minutes 27 seconds East, to a line bearing North 01 degrees 00 minutes 03 seconds East from the point of beginning; thence South 01 degrees 00 minutes 03 seconds West, along said line, to the point of beginning. AND EXCEPTING THEREFROM: That part of Outlot A, SHERMAN OAKS PLAT 3, according to the recorded plat thereof, Chisago County, Minnesota, lying southerly of the westerly extension of the north right of way line of Sherman Oaks Road, per said plat, lying northerly of the westerly extension of the south line of Outlot B, per said plat, and lying easterly of a line which bears North 01 degrees 00 minutes 03 seconds East, per plat bearing from the most southerly corner of Outlot A. Subject to the drainage and utility easements per SHERMAN OAKS PLAT 3, TORRENS PROPERTY. Certificate of Title No. 6451.0

EASEMENT NOTES:

The following survey related exceptions appear on the Attorney's Title Group, LLC as agent for Chicago Title Insurance Company Title Commitment No. 2021-0095, dated January 22nd, 2021.

- 9. Terms and conditions as contained in Resolution filed February 8, 1993 as Document Number 6854. (NOT SHOWN ON SURVEY)
10. Terms and conditions as contained in Easement filed April 15, 2010 as Document Number T21158. (AS SHOWN ON SURVEY)
11. Subject to roads as shown by available maps. (AS SHOWN ON SURVEY)
12. Drainage and utility easements over the subject property as shown on the recorded plat. (AS SHOWN ON SURVEY)

TABLE A NOTES:

- 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY.
18. NO MARKERS OF WETLANDS DELINEATED BY A QUALIFIED SPECIALIST WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. EDGE OF WATER IS SHOWN ON SURVEY.
19. PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES ARE SHOWN ON THE SURVEY.

CERTIFICATION:

To: Scales Properties, LLC, Attorney's Title Group, LLC, Chicago 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 2021 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, 7, 8, 9, 11, 16, 18, and 19 of Table A thereof. The field work was completed on May 13th, 2021.

CORNERSTONE LAND SURVEYING, INC.
Dated: 12-20-17
Revised:

By: Daniel L. Thurmes
Minnesota License No. 25718

The Attorney's Title Group, LLC as agent for Chicago Title Insurance Company Title Commitment No. 2021-0095, dated January 22nd, 2021., as listed on this survey was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

EXISTING PARKING:

THERE ARE 0 VISIBLE PARKING STALLS DESIGNATED ON THIS PARCEL INCLUDING 0 HANDICAP STALLS.

FLOOD INFORMATION:

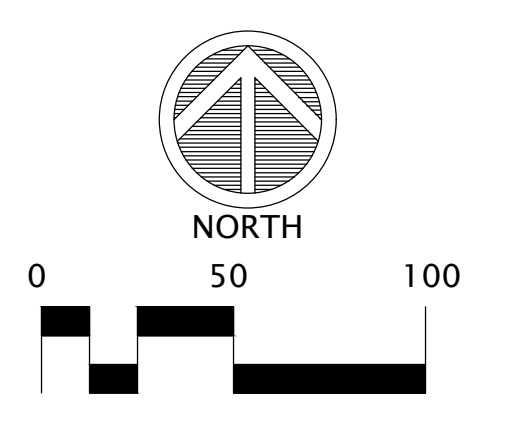
THIS PARCEL IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27025C0275D HAVING AN EFFECTIVE DATE OF APRIL 17TH, 2012. WETLANDS SHOWN ON SURVEY.

CONTACT:

Eli Rupnow, PE, LEED AP
Site Design, LLC
651.428.7265

COUNTY/CITY:

CHISAGO COUNTY
CITY OF STACY



REVISIONS:

Table with columns: DATE, REVISION, ISSUED. Row 1: 5-13-21

CERTIFICATION:

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

Daniel L. Thurmes Registration Number: 25718
Date: 5-13-21

PROJECT LOCATION:

55XX
SHERMAN OAKS ROAD
PID#19.00184.35

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

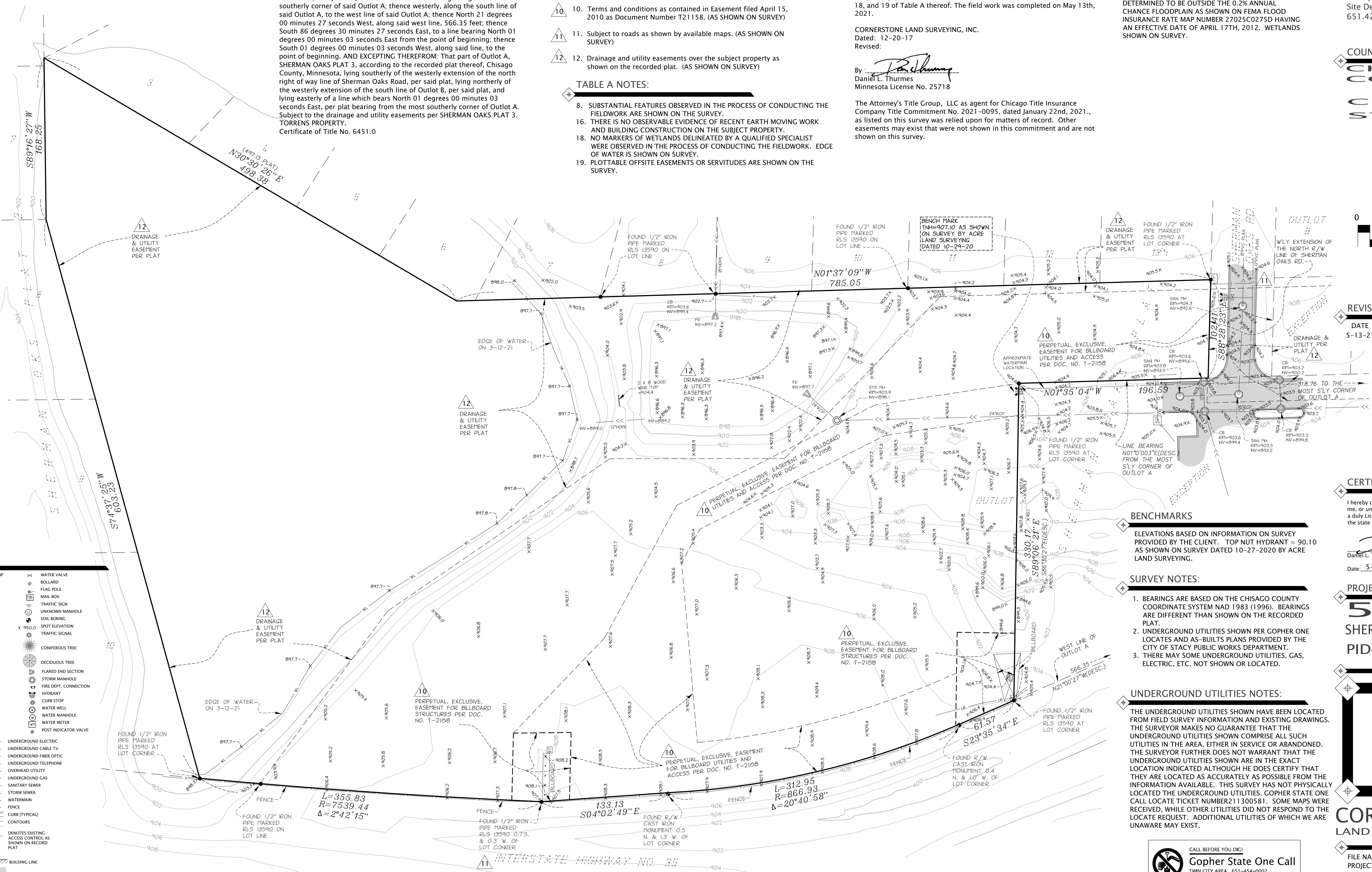
CORNERSTONE LAND SURVEYING, INC.

FILE NAME SURV11010
PROJECT NO. ELI21010

CERTIFICATE OF SURVEY

LEGEND

- FOUND MONUMENT 1/2" IP MARKED RLS 15490
SET 1/2" IRON PIPE MARKED RLS NO. 25718
CABLE TV PEDESTAL
AIR CONDITIONER
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER
LIGHT POLE
GUY WIRE
POWER POLE
GAS MANHOLE
GAS METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
SANITARY CLEANOUT
SANITARY MANHOLE
CATCH BASIN
STORM DRAIN
WATER VALVE
BOLLARD
FLAG POLE
MAIL BOX
TRAFFIC SIGN
UNKNOWN MANHOLE
SOIL BORING
SPOT ELEVATION
TRAFFIC SIGNAL
CONIFEROUS TREE
DECIDUOUS TREE
FLARED END SECTION
STORM MANHOLE
FIRE DEPT. CONNECTION
HYDRANT
CURB STOP
WATER WELL
WATER MANHOLE
WATER METER
POST INDICATOR VALVE
UNDERGROUND ELECTRIC
UNDERGROUND CABLE TV
UNDERGROUND FIBER OPTIC
UNDERGROUND TELEPHONE
OVERHEAD UTILITY
UNDERGROUND GAS
SANITARY SEWER
STORM SEWER
WATERMAIN
FENCE
CURB (TYPICAL)
CONTOURS
DENOTES EXISTING ACCESS CONTROL AS SHOWN ON RECORD PLAT
BUILDING LINE
BITUMINOUS SURFACE
CONCRETE SURFACE



BENCHMARKS

ELEVATIONS BASED ON INFORMATION ON SURVEY PROVIDED BY THE CLIENT. TOP NUT HYDRANT = 90.10 AS SHOWN ON SURVEY DATED 10-27-2020 BY ACRE LAND SURVEYING.

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD 1983 (1996). BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT.
2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF STACY PUBLIC WORKS DEPARTMENT.
3. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

UNDERGROUND UTILITIES NOTES:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER 211 300581. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.

Gopher State One Call logo and contact information: CALL BEFORE YOU DIG! TWIN CITY AREA: 651-454-0002 TOLL FREE: 1-800-252-1166