

ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.

LEGAL DESCRIPTION (UNDERLYING):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

Dakota County, Minnesota
Abstract Property

LEGAL DESCRIPTION (SUBDIVISION PARCEL):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

EXCEPTING that part of the Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.

Dakota County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83–2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74071, Supplement No. 3, dated May 13, 2025.
- The surveyed property has no access to public rights of way.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 9229 295th Street East, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27037C 0418 E, dated December 02, 2011.
- The total area of the property described hereon is 5,352,359 square feet or 122.8733 acres. The area of the property hereon described less areas used for right-of-way purposes is 4,982,670 square feet or 114.3864 acres.

The area of the subdivision parcel is 2,781,964 square feet or 63.86511 acres. The area of the subdivision parcel less areas used for right-of-way purposes is 2,695,524 square feet or 61.88072 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK, SITE BENCHMARK:

Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- 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. 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely 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 names of adjoining owners according to current tax records are depicted hereon.
- The southwesterly property corner lies at the intersection of MN Trunk Highway No. 52 and 295th Street East.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egan, Field & Nowak, Inc. on 10/24/2024. Per the Pix4D Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix4D Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 10. Terms of and easement for electric transmission lines and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Easements dated March 13, 1969, filed April 3, 1969, as Document No. 359467, and dated October 6, 1969, filed October 21, 1969, as Document No. 366276. Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 11, 1971, as Document No. 391212. As affected by Partial Release of Easements dated November 11, 1977, filed December 19, 1977, as Document No. 503524.
- Said transmission line easement affects the subdivision parcel, includes right of access and is depicted hereon.
- ITEM 12. Subject to Minnesota Department of Transportation Right of Way Map No. 10–29 and evidenced in Final Certificate filed in Book 82 of Misc., Page 47.
- Said right of way map affects the subdivision parcel and is depicted hereon.
- ITEM 13. Terms and conditions of Final Certificate filed in the Matter of the Condemnation of Certain Lands for Highway Purposes, Court File No. 19HA–CV–21–1972, recorded August 21, 2024, as Document No. 3642405 (Abstract) and 885970 (Torrens).
- The temporary construction easement per said document affects the underlying parcel, it does not have an expiration date and is depicted hereon. Said temporary construction easement does not affect the subdivision parcel.

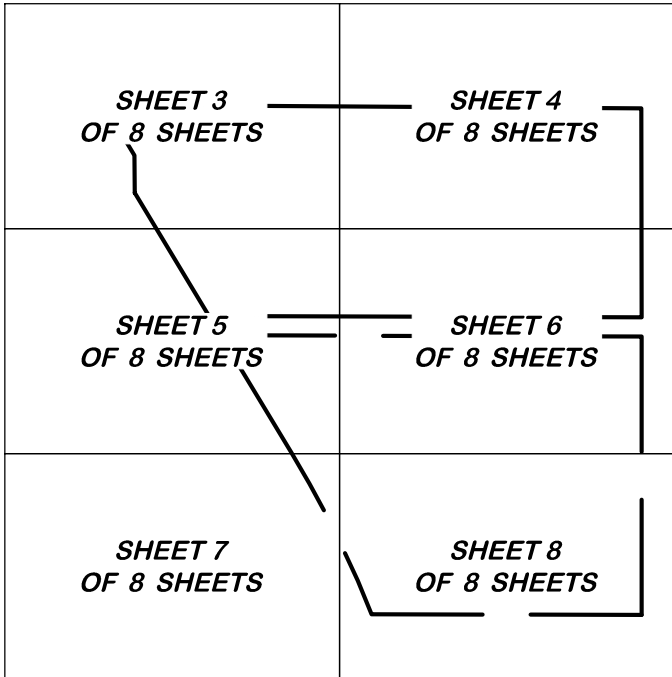
LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:

An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.

None observed on the subdivision parcel.

TOPOGRAPHY SHEET INDEX:



GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 243061713.

DAKOTA ELECTRIC – DAKELA01	MIDCONTINENT COMMUNICATIONS – MIDCBL21
FRONTIER COMMUNICATIONS – FRFTIER01	MINDOT – MNSDOT01
GREATER MN TRANSMISSION – GRMNT02	XCEL ENERGY – XCEL02
HIAWATHA BROADBAND COMMS – HIWABB02	ZAYO BANDWIDTH – ZAY004
MINNESOTA ENERGY RESOURCES – MERC38	

CERTIFICATION:

To MNLCO Dakota County Two, LLC and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company:

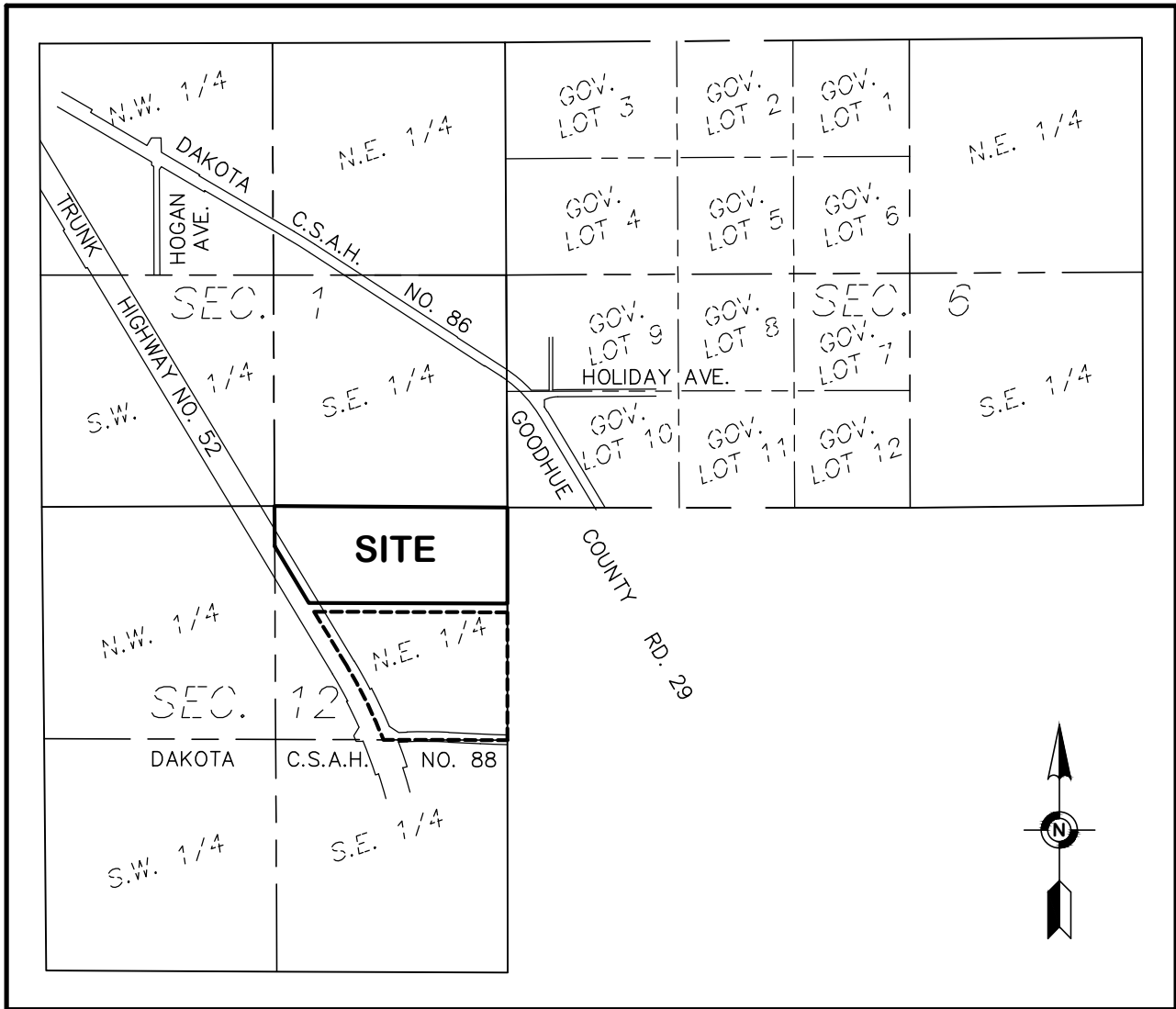
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plot or Map: November 11, 2024

Steven F. Hough

Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

SECTION 6, T 112 N, R 17 W &
SECTIONS 1 & 12, T 112 N, R 18 W



VICINITY MAP
NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		DF	NO.	DATE	DESCRIPTION
		DRAWN BY:	1	24/11/12	Client comments.
		DL	2	25/05/30	Revised title commitment.
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		CHECKED BY:	04	25/08/06	Revised title commitment.
		SFH			
DRAWING NAME: 42257 ALTA–South.dwg					
JOB NO. 42257					
FILE NO. 2143					

ALTA/NSPS
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PROPERTY ADDRESS:

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Cannon Falls, Minnesota 55009

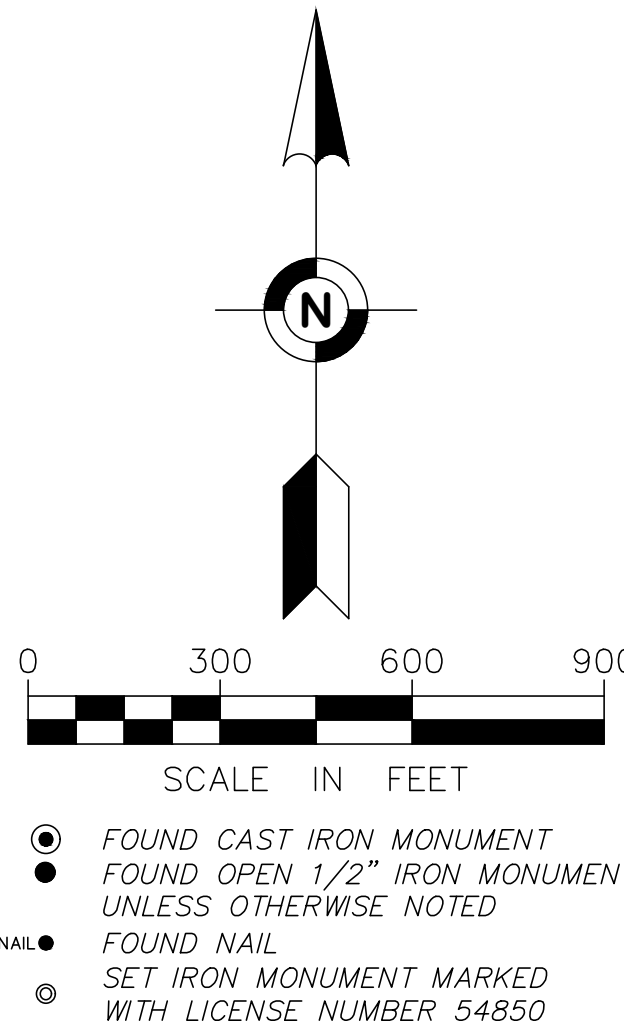
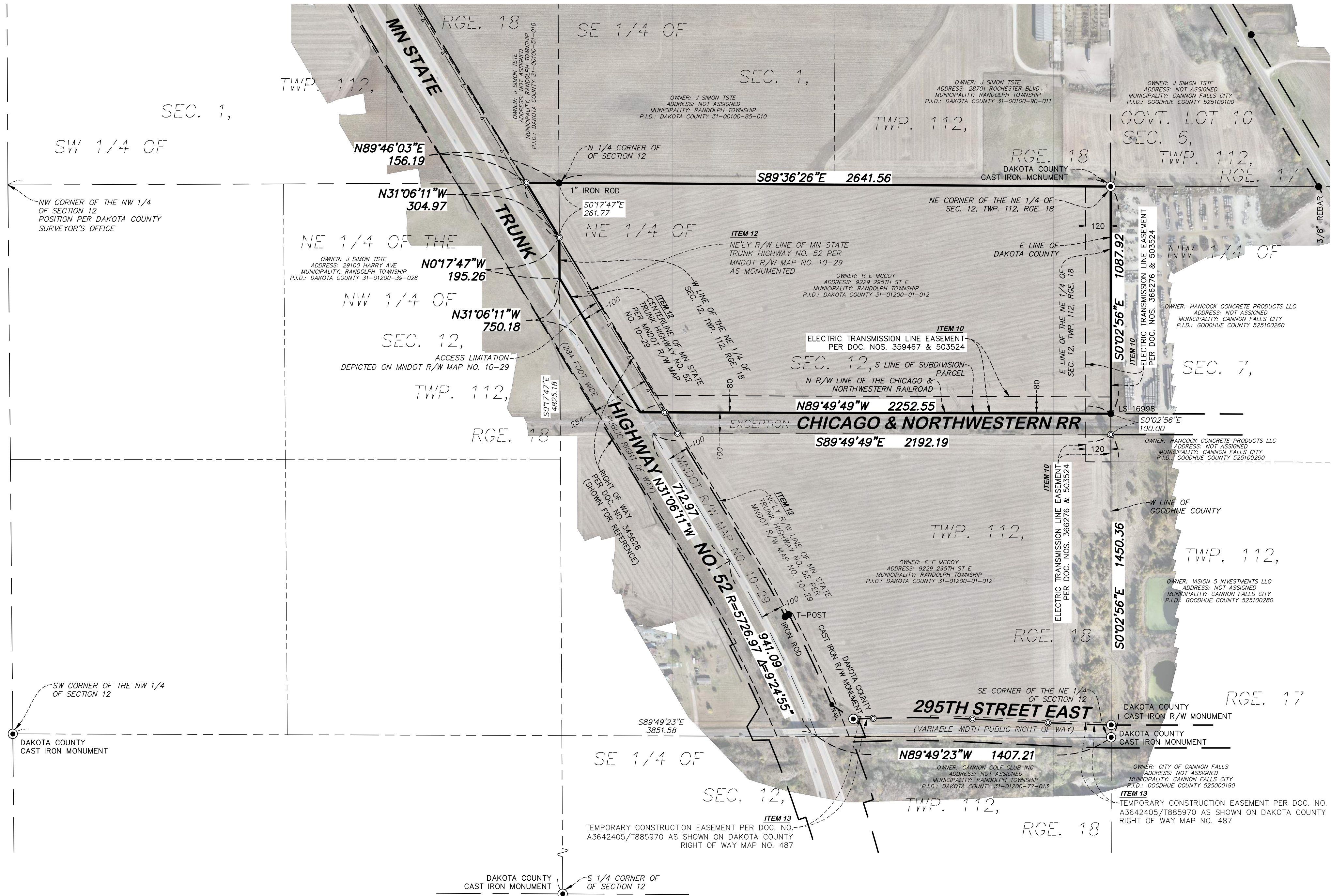


Egan, Field & Nowak, Inc.

land surveyors since 1872

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New Brighton, Minnesota 55112
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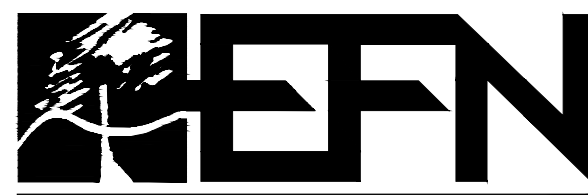
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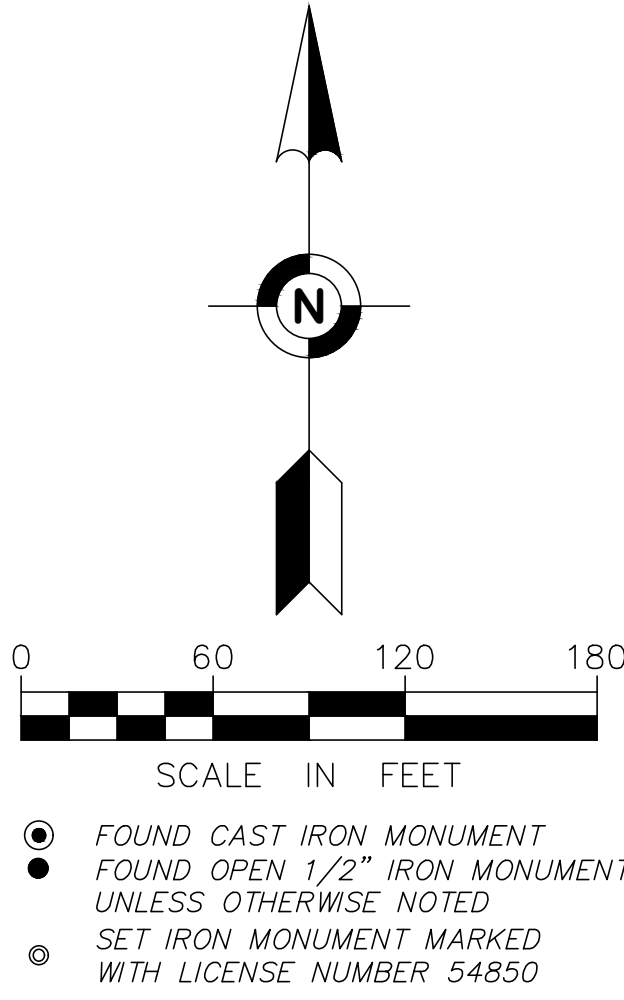


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- LEGEND:**
- BENCHMARK
 - CLEAN OUT
 - SANITARY MANHOLE
 - FLARED END SECTION
 - CULVERT
 - AIR CONDITIONER
 - UTILITY POLE
 - GUY WIRE
 - COMMUNICATION BOX
 - FIBER OPTIC SIGN
 - LIMITED ACCESS
 - BUILDING SETBACK LINE
 - RETAINING WALL
 - WIRE FENCE
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 - GRAVEL SURFACE
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 - RR SEMAPHORE



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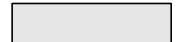
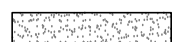


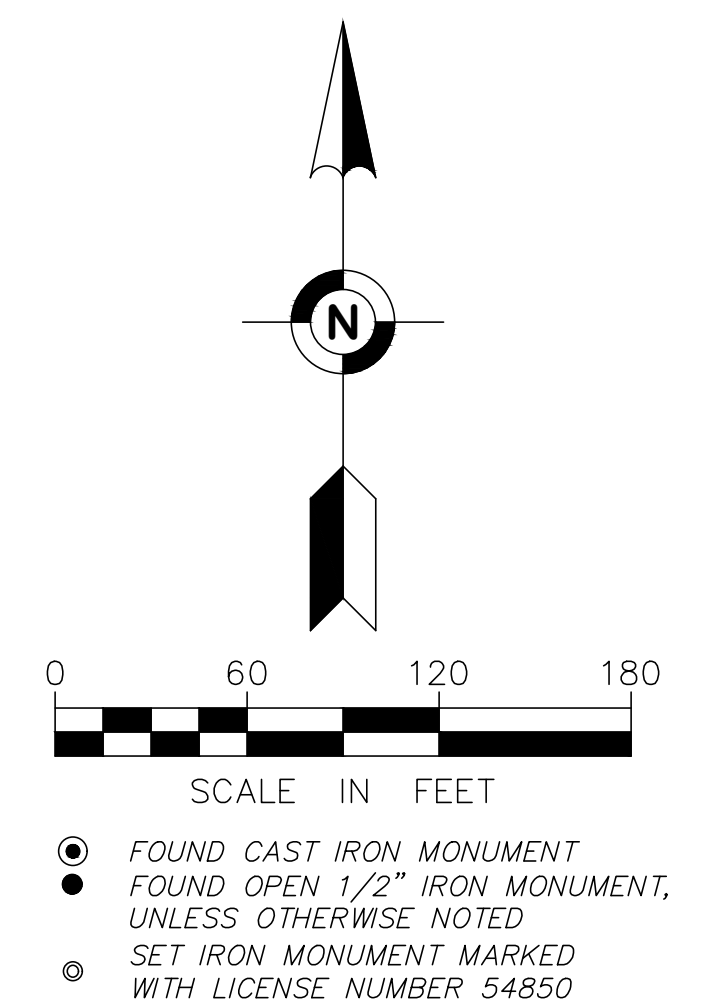
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- # LEGEND:
- | | |
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MATCH LINE - SEE SHEET 3 OF 8 SHEETS

MATCH LINE - SEE SHEET 6 OF 8 SHEETS

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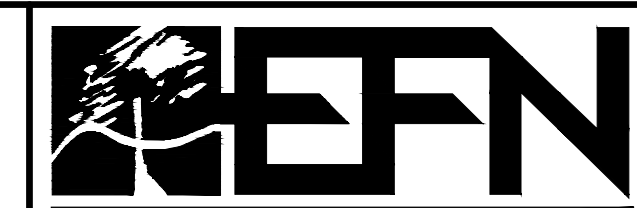
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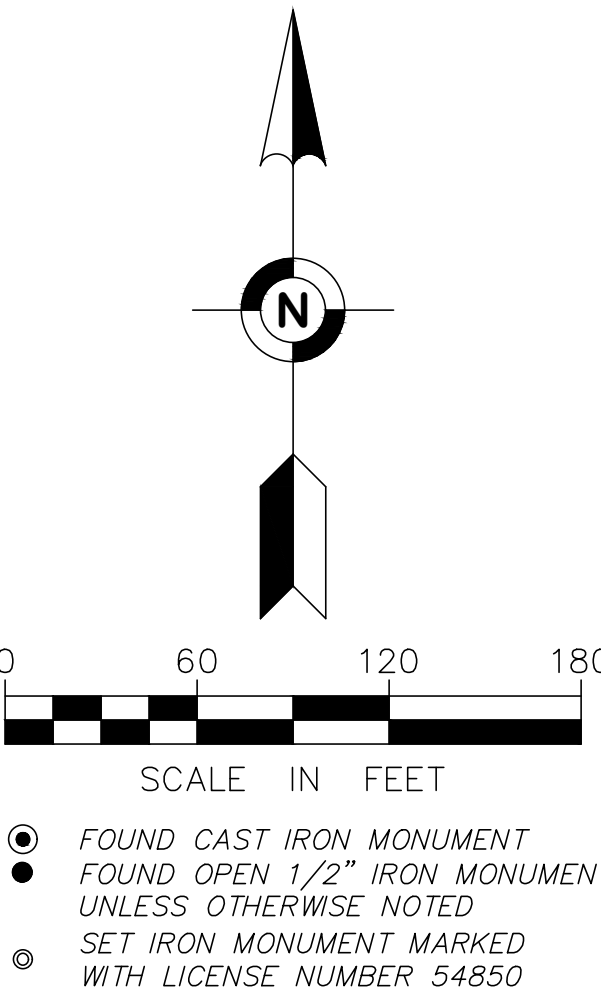
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MATCH LINE - SEE SHEET 7 OF 8 SHEETS

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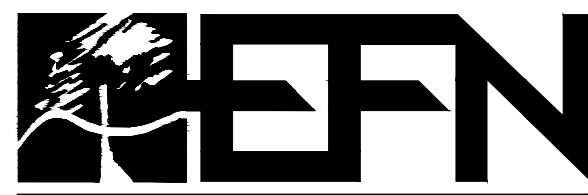
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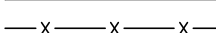
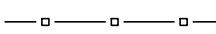
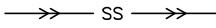
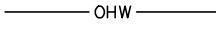
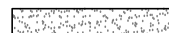
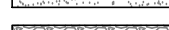
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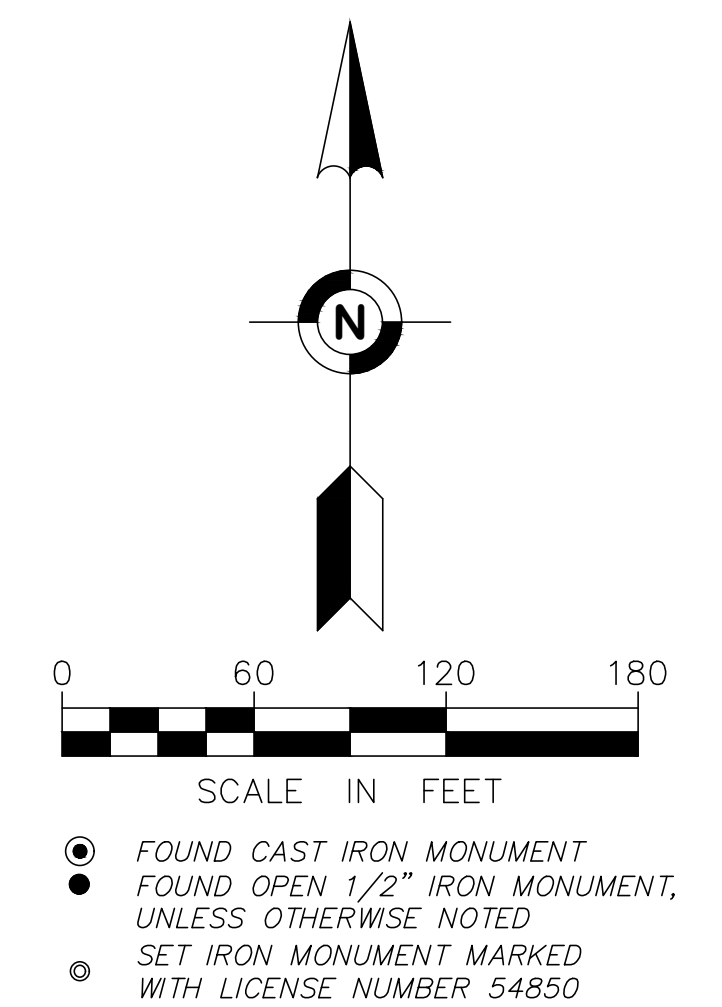
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MATCH LINE - SEE SHEET 4 OF 8 SHEETS



LEGEND:

- | | |
|---|-----------------------|
|  | BENCHMARK |
|  | CLEAN OUT |
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MATCH LINE - SEE SHEET 8 OF 8 SHEETS

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MATCH LINE - SEE SHEET 5 OF 8 SHEETS



MATCH LINE - SEE SHEET 8 OF 8 SHEETS

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North arrow pointing up.

Scale bar: 0, 60, 120, 180 FEET.

SCALE IN FEET

- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
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E.F.N.

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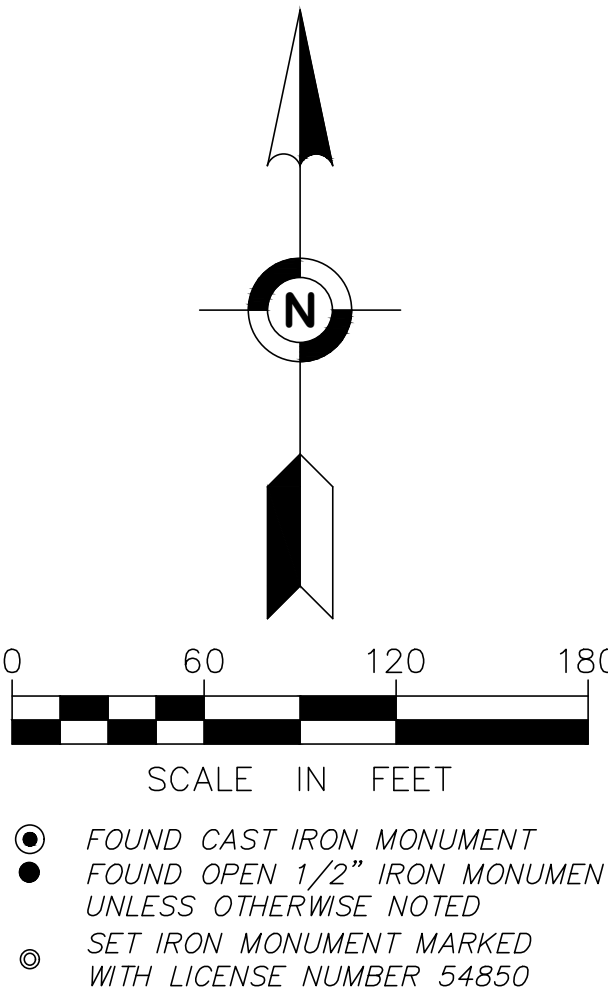
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