



- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES LIGHT POLE
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES CATCH BASIN
- DENOTES WATER VALVE
- DENOTES FIRE HYD
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES SANITARY SEWER LINE
- DENOTES WATER MAIN LINE
- DENOTES STORM SEWER LINE
- DENOTES FENCE
- DENOTES OVERHEAD POWER
- DENOTES EXISTING COURTOUR
- DENOTES DECIDUOUS TREE
- DENOTES EVERGREEN TREE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

NOTES CORRESPONDING TO SCHEDULE B - SECTION 2

COMMITMENT NUMBER 236484 DATED 4-4-17

11. Drainage and utility easements as shown on the plats of Plymouth Plaza, recorded February 23, 1966 as Document No. 3592435; of Plymouth Plaza Second Addition, recorded March 3, 1966 as Document No. 3593891 and of Plymouth Plaza Fourth Addition, recorded October 3, 1967 as Document No. 3678901. (Affects subject property and is shown on survey)

12. Subject to the rights of the public to existing roads as laid out and traveled. (Affects and is shown on survey)

13. Terms and conditions of oil, gas and other minerals in or under premises with such easement for ingress, egress and use of surface as may be incidental to the use of such rights, as reserved in Quit Claim Deed recorded July 8, 1943, as Document No. 2379581, as assigned to the United States of America by Quit Claim Deed recorded December 18, 1957 as Document No. 3098179. (Affects subject property but is not plottable information.)

14. Drainage and utility easements over the East and North 5 feet of said parcel as contained in Declaration of Protective Covenant, dated February 23, 1966, recorded March 21, 1966, as Document No. 3595921. (As to the North 55 feet of Lot 1, Block 1, Plymouth Plaza Addition) (Affects subject property and is shown on survey)

Note: The restrictions on use of the subject premises contained in the Declaration, other than any restrictions in connection with the drainage and utility easements contained in the Declaration, appear to have expired and no longer affect the property.

15. Drainage and utility easements over the East, West and North 5 feet of each Lot as contained in Declaration of Protective Covenant dated February 23, 1966, recorded March 3, 1966 as Document No. 3593892. (As to the North 55 feet of Lots 1, 2 and 3, Block 5, Plymouth Plaza Second Addition) (Affects subject property and is shown on survey)

Note: The restrictions on use of the subject premises contained in the Declaration, other than any restrictions in connection with the drainage and utility easements contained in the Declaration, appear to have expired and no longer affect the property.

16. Subject to limitation of Right of Access to County State Aid Highway No. 9 and County State Aid Highway No. 18, as shown on Right-of-Way Map File No. 179-24B. (Affects subject property and is shown on survey)

17. The following matters shown on the ALTA/ACSM Survey prepared by Northstar Surveying, through U.S. Surveyor, dated December 10, 2014, last revised December 12, 2014, as Project No. S549822:

a) Overhead utility lines along Easterly and North boundary;

b) Bituminous trail along Lancaster Lane encroaches up to 55' more or less onto subject property;

c) Bus shelter along Lancaster Lane in the Southern property. Said shelter appears to be used as a Park and Ride. Numerous cars are parked in the parking lot for said Park and Ride;

d) Electric line and transformer over Easterly boundary;

e) Encroachment of Pumphouse located in the Northwestern portion of the property. Said Pumphouse is owned by the City and encroaches onto the City Street;

f) Watermain along and across the Southern and Easterly boundaries;

g) Apparent easement for ponding, drainage and wetland over the southeasterly portion of Parcel 1 and all of Parcel 2. (These items still affect the subject property)

18. Terms and conditions of Right-of-Way Easement, dated May 15, 2002, recorded June 20, 2002 as Document No. 7753099. (Affects subject property and is shown on survey)

19. Terms and conditions of Utility/Drainage Easements, dated May 20, 2003, recorded July 28, 2003 as Document No. 8114909. (Affects subject property and is shown on survey)

20. Terms and conditions of Resolution No. 2003-339 dated August 20, 2003, recorded September 19, 2003 as Document No. 8167940. The Resolution revised and replaced by Resolution No. 2003-500 dated November 18, 2003, recorded January 7, 2004 as Document No. 8268212. (This is not plottable information but it refers to the pump house and does affect the subject property.)

21. Terms and conditions of Rain Garden Agreement, dated July 19, 2005, recorded August 9, 2005 as Document No. 8629989. (Affects subject property but there is not a defined area and is not plottable)

22. Terms and conditions of Resolution No. 2007-033 dated January 29, 2007, recorded February 7, 2007 as Document No. 8933982. (Affects subject property but is not plottable information.)

23. Terms and conditions of Resolution No. 77-8, vacating Nathan Lane/Lancaster Lane/County Road #9, dated January 3, 1977, recorded February 2, 1977 as Document No. 4264203. (Affects subject property and is shown on survey)

24. Terms and conditions of Resolution No. 78-786, vacating a portion of Old County Road #9, dated November 27, 1978, recorded December 14, 1978 as Document No. 4436781, rerecorded November 19, 1979 as Document No. 4522753. (Affects subject property and is shown on survey)

25. Terms and conditions of Resolution No. 79-87, approving lot division and consolidation, dated October 22, 1979, recorded November 19, 1979 as Document No. 4522785. (Affects subject property but is not plottable information.)

26. Conditional Use Permit, dated July 20, 1987, recorded August 26, 1987 as Document No. 5316600. (Affects subject property but is not plottable information.)

TOTAL PARCEL AREA = 756,798 SF, 17.37 ACRES+-

PROPERTY DESCRIPTION

Parcel 1:
All that part of Lot 1, Block 1, Plymouth Plaza 4th Addition lying Westerly of Hennepin County State Aid Highway No. 18, Plat 32.
Also: A 200-foot by 200-foot tract adjacent to the Northwest corner of Lot 1 Block 1, and labeled "EXCEPTION" on the plat of record of Plymouth Plaza 4th Addition, being described as follows:
Commencing at the Northeast corner of Lot 1, Block 1, Plymouth Plaza Addition; thence Easterly along the Southerly line of County Road No. 9, a distance of 200.01 feet; thence a right angle South a distance of 7 feet to the actual point of beginning of the tract of land to be described; thence continuing South along last described course a distance of 103 feet; thence Southerly along a tangential curve to the left, with a radius of 934.3 feet, a distance of 97.23 feet; thence Easterly parallel with the Southerly line of County Road No. 9, a distance of 194.34 feet; thence at a right angle North a distance of 200 feet to a point 7 feet South of the Southerly line of County Road No. 9; thence Westerly parallel with Southerly line of County Road No. 9, a distance of 200 feet to the actual point of beginning.
Also: The North 49 feet of Lot 1, Block 5, Plymouth Plaza 4th Addition.
Also: The North 55 feet of Lot 1, Block 1, Plymouth Plaza Addition.
Also: The North 55 feet of Lots 1, 2 and 3, Block 5, Plymouth Plaza 2nd Addition.
Together with that part of Old Hennepin County Road No. 9 in the part of Section 13, Township 118, Range 22, Hennepin County, Minnesota, lying Westerly of the Northerly extension of the Westerly right-of-way of Lancaster Lane, as platted Plymouth Plaza 4th Addition, and lying Easterly and Southerly of the following described line: Beginning at a point on the Northerly line of Lot 4, Block 5, Plymouth Plaza 2nd Addition, distant 46.25 feet Westerly of the Northeast corner of said Lot 4 (said Northerly line has assumed bearing of North 88 degrees 26 minutes 06 seconds East); thence North 41 degrees 33 minutes 47 seconds East, a distance of 38.50 feet, more or less, to the South line of Hennepin County State Aid Highway No. 18, Plat 32; thence Easterly along said Southerly line of C.S.A.H. No. 18 to its intersection with the Northerly extension of the Westerly right-of-way of said Lancaster Lane and thence terminating.
Together with that part of County Road No. 9 (Rockford Road) lying Easterly of the Northerly extension of the Westerly right-of-way of Lancaster Lane and Westerly of the Westerly right-of-way of County State Aid Highway No. 18, all lying in Section 13, Township 118, Range 22, Hennepin County, Minnesota as vacated as public roadway.
Together with that part of North 55 feet of Nathan Lane lying South of the South right-of-way line of County Road No. 9 in Section 13, Township 118, Range 22.

Together with that part of Lancaster Lane described as: Beginning at the intersection of the Easterly right-of-way of Lancaster Lane and the Southerly right-of-way of County Road No. 9; thence Southerly along the Easterly right-of-way of Lancaster Lane a distance of 200.23 feet; thence Northwesterly to a point on the Westerly right-of-way of Lancaster Lane distant 48.00 feet Southerly of Southerly right-of-way of County Road No. 9; thence Northwesterly along Westerly right-of-way of Lancaster Lane to Southerly right-of-way of County Road No. 9; thence Easterly to point of beginning and thence terminating; all lying in Section 13, Township 118, Range 22, Hennepin County, Minnesota.

Parcel 2:
That part of Lot 3, Block 1, Plymouth Plaza 4th Addition, according to the recorded plat thereof, Hennepin County, Minnesota, lying Westerly of Hennepin County State Aid Highway No. 18, Plat 32 according to the recorded plat thereof and Northerly of the following described line: Commencing at the most Southwesterly corner of said Lot 3, Block 1, Plymouth Plaza 4th Addition; thence Northwesterly along the right-of-way line of Lancaster Lane, according to the recorded plat thereof, to the most Westerly corner of said Lot 3, Block 1; thence Northwesterly along a Northwesterly line of said Lot 3, Block 1, for a distance of 100.00 feet to the actual point of beginning of the line to be described; thence Easterly parallel with the South line of said Lot 3, Block 1, to the Westerly line of said Hennepin County State Aid Highway No. 18, Plat 32 and thence terminating.

Parcel 3:
That part of Lot 1, Block 1, Plymouth Plaza Addition and that part of Lot 1, Block 5, Plymouth Plaza 4th Addition, all in the City of Plymouth, Hennepin County, Minnesota lying northerly of the following described lines: Commencing at the intersection of the easterly right-of-way of Lancaster Lane and the southerly right-of-way of County Road No. 9 as platted in Plymouth Plaza 4th Addition; thence South 02 degrees 01 minutes 03 seconds West, assumed bearing, along the easterly right-of-way of Lancaster Lane a distance of 103.00 feet; thence Southerly, along the easterly right-of-way of Lancaster Lane, along a tangential curve, concave to the east, having a radius of 834.30 feet, a central angle of 16 degrees 40 minutes 58 seconds, a distance of 97.23 feet; thence North 30 degrees 09 minutes 58 seconds West, a distance of 44.12 feet to the point of beginning of the line to be described; thence Northwesterly, along a tangential curve, concave to the southwest, having a radius of 235.00 feet, a central angle of 53 degrees 55 minutes 26 seconds, a distance of 211.17 feet; thence North 84 degrees 14 seconds West, a distance of 79.03 feet to a point on the south line of the North 55.00 feet of said Lot 1, Block 1, Plymouth Plaza Addition and thence terminating.

Also that part of Lancaster Lane as platted in Plymouth Plaza 4th Addition, in the City of Plymouth, Hennepin County, Minnesota
Lying southerly of the southerly right-of-way of County Road No. 9 as platted in Plymouth Plaza 4th Addition and lying northerly of the following described lines: Commencing at the intersection of the easterly right-of-way of Lancaster Lane and the southerly right-of-way of County Road No. 9 as platted in Plymouth Plaza 4th Addition; thence South 02 degrees 01 minutes 03 seconds West, assumed bearing, along the easterly right-of-way of Lancaster Lane a distance of 103.00 feet; thence Southerly, along the easterly right-of-way of Lancaster Lane, along a tangential curve, concave to the east, having a radius of 834.30 feet, a central angle of 16 degrees 40 minutes 58 seconds, a distance of 97.23 feet; thence North 30 degrees 09 minutes 58 seconds West, a distance of 44.12 feet to the point of beginning of the line to be described; thence Northwesterly, along a tangential curve, concave to the southwest, having a radius of 235.00 feet, a central angle of 53 degrees 55 minutes 26 seconds, a distance

COMMITMENT NUMBER 236484 DATED 4-4-17

11. Drainage and utility easements shown as shown on the plats of Plymouth Plaza, recorded February 23, 1966 as [Document No. 35923423](#); of Plymouth Plaza Second Addition, recorded March 3, 1966 as [Document No. 3593891](#); and of Plymouth Plaza Fourth Addition, recorded October 3, 1967 as [Document No. 3678901](#). (Affects subject property and is shown on survey)
12. Subject to the rights of the public to existing roads as laid out and traveled. (Affects and is shown on survey)
13. Terms and conditions of oil, gas and other minerals in or under premises with such easement for ingress, egress and use of surface as may be incidental to the use of such rights, as reserved in Quit Claim Deed recorded July 8, 1943, as [Document No. 2279581](#), as assigned to the United States of America by Quit Claim Deed recorded December 18, 1987, as [Document No. 3058174](#). (Affects subject property but is not plottable information.)
14. Drainage and utility easements over the East and North 5 feet of said parcel as shown in [Document No. 3595991](#) of Protective Covenant, dated February 23, 1966, recorded March 2, 1966, as [Document No. 3595991](#). (Affects the North 55 feet of Lot 1, Block 1, Plymouth Plaza Addition.) (Aid parcel contained and is shown on survey)

Note: The restrictions on use of the subject premises contained in the Declaration, other than any restrictions in connection with the drainage and utility easements contained in the Declaration, appear to have expired and no longer affect the property.

15. *Drainage and utility easements over the East, West and North 5 feet of each Lot as contained in Declaration of Protective Covenant dated February 23, 1966, recorded March 3, 1966 as Document No. 3593892. (As to the North 55 feet of Lots 1, 2 and 3, Block 5, Plymouth Plaza Second Addition) (Affects subject property and is show on survey)*

Note: The restrictions on use of the subject premises contained in the Declaration, other than any restrictions in connection with the drainage and utility easements contained in the Declaration, appear to have expired and no longer affect the property.

16. Subject to limitation of Right of Access to County State Aid Highway No. 9 and County State Aid Highway No. 18, as shown on Right-of-Way Map File No. 179-24B. (Affects subject property and is shown on survey.)

17. The following matters shown on the ALTA/ACSM Survey prepared by Northstar Surveying, through U.S. Surveyor, dated December 10, 2014, last revised December 12, 2014, as Project No. SS49822:

- b) Overhead utility line along Easterly and North boundary;
- b) Bituminous trail along Lancaster Lane encroaches up to 55' more or less onto subject property;
- c) Bus shelter along Lancaster Lane in the Southerly corner of subject property. Said shelter appears to be used as a Park and Ride. Numerous cars are parked in the parking lot for said Park and Ride.
- c) A small utility at the intersection of Lancaster Lane and Easterly Lane encroaches onto subject property.
- e) Encroachment of Pumphouse located in the Northwestern portion of the property. Said Pumphouse is owned by the City and encroaches onto the City Street;
- f) Watermain along and across the Southerly and Easterly boundaries;
- g) Apparent easement for ponding, drainage and water flow over the southeasterly portion of Parcel 1 and all of Parcel 2. (These items still affect the subject property.)

18. *Terms and conditions of Right-of-Way Easement, dated May 15, 2002, recorded June 20, 2002 as Document No. Z753099. (Affects subject property and is shown on survey)*

19. *Terms and conditions of Utility/Drainage Easements, dated May 20, 2003, recorded July 28, 2003 as Document No. 8114909. (Affects subject property and is shown on curren)*

20. Terms and conditions of Resolution No. 2003-339 dated August 20, 2003, recorded September 19, 2003 as Document No. 8167940. The Resolution revised and replaced by Resolution No. 2003-500 dated November 18, 2003, recorded January 7, 2004 as Document No. 8268212. (This is not plotable information but it refers to the pump house and does affect the subject property.

21. *Terms and conditions of Rain Garden Agreement, dated July 19, 2005, recorded August 9, 2005 as Document No. 8629989. (Affects subject property but there is not a defined area and is not plottable)*

22. *Terms and conditions of Resolution No. 2007-033 dated January 29, 2007, recorded February 7, 2007 as Document No. 8933982. (Affects subject property but is not plotable information.)*

23. Terms and conditions of Resolution No. 77-8, vacating Nathan Lane/Lancaster Lane/County Road #9, dated January 3, 1977, recorded February 2, 1977 as Document No. 4264203. (Affects subject property and is shown on survey)

24. Terms and conditions of Resolution No. 78-786, vacating a portion of Old County Road #9, dated November 27, 1978, recorded December 14, 1978 as Document No. 4436781, rerecorded November 19, 1979 as Document No. 4522753. (Affects subject property and is shown on survey)

25. *Terms and conditions of Resolution No. 79-87, approving lot division and consolidation, dated October 22, 1979, recorded November 19, 1979 as Document No. 4522785. (Affects subject property but is not platable information)*

26. *Conditional Use Permit*, dated July 20, 1987, recorded August 26, 1987 as Document No. 5316600.

26. Conditional Use Permit, dated July 20, 1987, recorded August 26, 1987 as Document No. 5316600
(Affects subject property but is not plotable information.)

TOTAL PARCEL AREA = 756.798 SE. 17.37 ACRES+-

Revised 10/10/01

Parcel 1 is 18' x 32' and is the portion of Lot 1 of Block 1, Plymouth Placem 4th Addition lying West of Henry County State Aid Highway No. 18, and East of the 120-foot by 200-foot tract adjacent to the Northwestern corner of Lot 1 of Block 1, and labeled "EXCEPTION" on the plot of record of Plymouth Placem 4th Addition, being described as follows:
 Beginning at the Northwest corner of Lot 1 of Block 1, Plymouth Placem 4th Addition, and running East there Easterly along the Southerly line of said Lot 1 of Block 1, 18' to the right angle South a distance of 7 feet to the actual point of beginning of the tract to be described, thence continuing South along last described course a distance of 100 feet, thence turning at a right angle the corner to the left with a distance of 83.4 feet to the right angle North 89 degrees 27' 21" East, thence running parallel with the Southerly line of County Road No. 9 a distance of 194.34 feet, thence at a right angle North a distance of 200 feet to a point 7 feet South of the Southerly line of County Road No. 9, thence West along said Southerly line 100 feet to the point of beginning of the tract to be described, thence North 200 feet to the actual point of beginning.
 Also: The North 45 feet of Lot 1 of Block 1, Plymouth Placem 4th Addition.
 Also: The North 55 feet of Lot 1 of Block 1, Plymouth Placem 4th Addition.
 Also: The North 55 feet of Lots 1 and 2 of Block 1, Plymouth Placem 4th Addition.
 Together with the portion of Old Henry County Road No. 9 in the past section of Section 13, Township 118, Range 22, Hennepin County, Minnesota, lying West of the Northernly extension of the Westerly right-of-way of Lancaster Lane as platted by the Hennepin County Board of Commissioners, and lying East of the Northernly extension of the Westerly right-of-way of Lancaster Lane, and lying North of the Northernly lot line of Lot 4, Block 1, Plymouth Placem 2nd Addition, distant 46.35 feet North of the Northeast corner of said Lot 4 (said Northernly line has assumed bearing of North 88 degrees 26' 00" East, and distance of 100 feet) to the intersection of the Northernly extension of the Westerly right-of-way of said Lancaster Lane and the North line of Hennepin County State Aid Highway No. 18 (Pat 2d, thence Easterly along said Southernly line of C.S.A. No. 18 to its intersection with the Northernly extension of the Westerly right-of-way of said Lancaster Lane and

Together with that part of County Road No. 9 (Rockford Road) lying Easterly of the Northernly extension of the Westernly right-of-way of Lancaster Lane and Easterly of the Westernly right-of-way of County State Aid Highway No. 18, all lying within Section 13, Township 118, Range 22, Hennepin County, Minnesota as vacated as public roadway.

Together with that part of North 55 feet of Nathan Lane lying South of the South right-of-way of County Road No. 9, in Section 13, Township 118, Range 22.

Together with that part of Lancaster Lane described as: Beginning at the intersection of the Easterly right-of-way of Lancaster Lane and the Southernly right-of-way of County Road No. 9; thence Southerly along the Easterly right-of-way of Lancaster Lane a distance of 200.23 feet; thence Northwesterly to a point on the Westernly right-of-way of Lancaster Lane distant 48.00 feet Southerly of Southernly right-of-way of County Road No. 9; thence Northerly along Westernly right-of-way of Lancaster Lane to Southernly right-of-way of County Road No. 9; thence Easterly to point of Beginning of Easterly right-of-way of County Road No. 9; thence Easterly along Easterly right-of-way of County Road No. 9 to the intersection of the Easterly right-of-way of County Road No. 9 and the Easterly right-of-way of Lancaster Lane.

Parcel 2:

That part of Lot 3, Block 1, Plymouth Plains 4th Addition, according to the recorded plat thereof, Hennepin County, Minnesota, lying Westerly of Hennepin County State Aid Highway No. 18, Plat 32 according to the recorded plat thereof and Northerly of the following described line: Commencing at the most Southwesterly corner of said Lot 3, Block 1, Plymouth Plains 4th Addition, thence Northerly along the right-of-way line of Lancaster Lane, according to the recorded plat thereof, to the most Westerly corner of said Lot 3, Block 1; thence Northerly along a Northerly line of said Lot 3, Block 1, for a distance of 100.00 feet to the actual point of beginning of the line to the Northeast, thence Easterly parallel with the South line of said Lot 3, Block 1, to the Westerly line of said Hennepin County State Aid Highway No. 18, Plat 32 and thence terminating.

That part of Lot 1, Block 1, Plymouth Plaza Addition and that part of Lot 1, Block 5, Plymouth Plaza 40th Addition, all in the City of Plymouth, Hennepin County, Minnesota lying northerly of the following described lines; Commencing at the intersection of the easterly right-of-way of Lancaster Lane and the southerly right-of-way of County Road No. 9 as platted in Plymouth Plaza 4th Addition; thence North 02 degrees 00 minutes 00 seconds East 100.00 feet to the intersection of the southerly right-of-way of Lancaster Lane and the southerly right-of-way of County Road No. 9; thence Southerly, along the easterly right-of-way of Plymouth Lane, along a tangent curve, concave to the east, having a radius of 834.30 feet, a central angle of 6 degrees 40 minutes 36 seconds, a distance of 97.23 feet; thence North 30 degrees 09 minutes 50 seconds West, a distance of 447.12 feet to the point of beginning of the line described; thence Northerly, along a tangent curve, concave to the south, having a radius of 235.00 feet, a central angle of 53 degrees 55 minutes 26 seconds, a distance of 221.17 feet; thence North 84 degrees 08 minutes 24 seconds West, a distance of 79.03 feet to a point on the south line of the North 55.00 feet

Also that part of Lancaster Lane as platted in Township 43rd Addition, in the City of Plymouth, Hennepin County, Minnesota

lying southerly of the southerly right-of-way of County Road No. 9 as platted in Plymouth Platted 44th Addition and lying northerly of the following described lines: Commencing at the intersection of the easterly right-of-way of County Road No. 9 with the southerly right-of-way of County Road No. 10, and running southerly 92.32 feet to a distance North 22° 50' 00" East 100.00 feet to a distance of 441.12 feet to the point of beginning of the lines to be described; then Northwesterly, along a tangential curve, concave to the southwest, having a radius of 238.06 feet, a central angle of 53 degrees 55 minutes 26 seconds, a chord of 125.00 feet to a distance North 55.00 feet of said Lot 1, Block J, Plymouth Addition and then terminating on the south line of the North 55.00 feet of said Lot 1, Block J, Plymouth Addition and then terminating

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 2705300191E, 0192E, & 0194E, DATED SEPTEMBER 2ND 2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THE SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

ZONING - C2 NEIGHBORHOOD COMMERCIAL

SETBACKS -
FRONT 35' ALONG ROCKFORD ROAD AND ALONG HWY 169 PER CITY
FRONT 75' ALONG LANCASTER LANE PER CITY
SIDE 75' ALONG THE SOUTH LINE PER CITY
HEIGHT RESTRICTIONS - 30' PER CITY

PARKING PROVIDED
REGULAR = 774 SPACES
HANDICAP = 19 SPACES
TOTAL SPACES = 793

The undersigned, being a duly licensed land surveyor under the laws of the State of Minnesota, hereby certifies to: Lancaster Lane Senior Housing, LLC, Wal-Mart Real Estate Business Trust, Fidelity National Title Insurance Company, Rock Hill Management LLC and Silver Arch Capital Partners, LLC.

This is to certify that this map 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 1,2,3,4,7a, 8,9,11,16 and 20 of Table A thereof. The field work was completed on 6-22-2016.

This survey is based upon information found in the title commitment prepared by, Fidelity National Title Insurance Company. Commitment No. 236484a. Dated: April 4th, 2017.

Date: 6-12-2017 Thomas J. O'Meara
THOMAS J. O'MEARA LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

NOTE: FIELD WORK WAS PERFORMED ON OR BEFORE 6-22-16
AND THERE THERE HAS NOT BEEN A SITE VISIT SINCE THAT TIME.

Z:\S\Projects\Plymouth\plymouth-plaza-4th-add\dwg\ALTA-6-12-17.dwg 6/12/2017 1:40:09 PM CDT

			ORIG DATE: 12-27-2016 DESIGN BY: DRAWN BY: TJO CHECKED BY: TJO	PREPARED BY: Bohlen Surveying & Associates 31432 Follage Avenue Northfield, MN 55057 Phone: (507) 545-7168 someone@bohlenysurveying.com	1682 Cliff Road East Burnsville, MN 55337 Phone: (952) 895-9212 Fax: (952) 895-9209
DATE	BY	DESCRIPTION			
REVISONS					