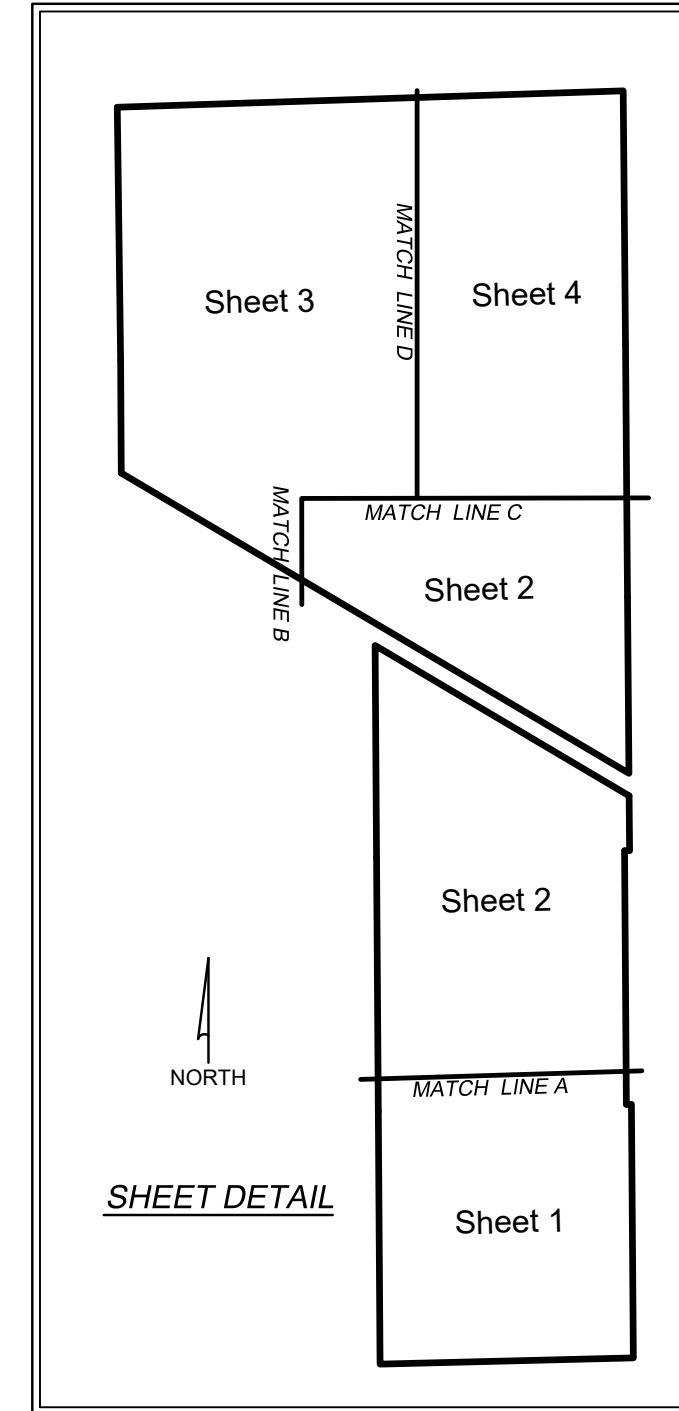


# ALTA/NSPS Land Title Survey ~FOR~ Ramsey County

## ~OF~ Parts of Section 1 and 12 Township 28, Range 22, Ramsey County, Minnesota



### DESCRIPTION OF PROPERTY SURVEYED

As per Owner and Encumbrance Report prepared by Precise Abstract, LLC, File No. P70911, dated November 16th, 2020:  
 Document 1875844  
 The Southeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, Ramsey County Minnesota.  
 The South Half of the Southeast Quarter of Section 1, Township 28, Range 22, Ramsey County Minnesota.  
 The North Half of the Northeast Quarter of Section 12, Township 28, Range 22, Ramsey County Minnesota, lying Northeast of Lower Afton Road as described in Document 1613681.

That part of the Southwest Quarter of the Northeast Quarter of Section 12, Township 28, Range 22, Ramsey County Minnesota lying Northeastly of Lower Afton Road as Described in Document 1613681.  
 Documents 1427307 and 2773705  
 The Northeast Quarter of the Southeast Quarter of Section 12, Township 28, Range 22, except the East 1.6 Rods (26.4').  
 The Southeast Quarter of the Northeast Quarter of Section 12, Township 28, Range 22, Ramsey County Minnesota.  
 Except that portion taken for Lower Afton Road Per Document 1613681.

Above descriptions are parts of Documents 1875844, 1427307 and 2773705

### OWNER & ENCUMBRANCE REPORT EASEMENTS

- Right of Way Agreement Doc. 914534, Book 988 page 590  
Great Lakes Pipeline Co. Blanket easement over the North 1/2 of the NE 1/4 Sec. 12, T. 28, R. 22
- Highway Easement Doc. 988849  
As shown on survey.
- Final Certificate Doc. 1613681.  
Lower Afton Road Right of Way taking. As shown on this survey.
- Agreement Doc. 2741483  
Private watermain easement. As shown on this survey.
- Easement Doc. 2790453  
Observation Well Easement over the East 1/2 of the NE 1/4 Sec. 12
- Easement Doc. 3510497  
Wetland Buffer Easement. Intent is shown on this survey.  
Note: This easement is ambiguous and does not mathematically close. We have determined that 10 of the bearing calls are 180 degrees off. (example SE should be NW, SW should be NE, etc.) See easement as shown on this survey for intended bearing calls.
- Easement Doc. 4060885  
Lower Afton Road Pedestrian Trail Encroachment Agreement between Magellan Pipeline and Ramsey County over part of the North 1/2 of the Northeast Quarter and the East 1/2 of the North 1/2 of the Northeast Quarter Sec 12, T. 28, R. 22.
- Easement Doc. 4102413  
Highway Easement. As shown on this survey.
- Easement Doc. 4102414  
Drainage Easement. As shown on this survey
- Easement Doc. 4102415  
Highway Easement. As shown on this survey.
- Easement Doc. 4102416  
Xcel Energy Easement. As shown on this survey.
- Amendment Doc. 4103720  
Private Watermain Easement Amendment. As shown on this survey.
- Easement Doc. 4218616  
Drainage and Ponding Easement. As shown on this survey.

### ALTA "TABLE A" NOTES

- Monuments will be placed at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses.
- Addresses are shown on survey.
- The area of the subject property is 11,547,363.3± square feet, or 265.1± acres.
- Contours are produced from Mntopo Lidar and are shown at 2 foot intervals. The project datum is based on the following Datum:  
NAD 83 Geoid 09 - Vertical  
NAD 83 HARN - Horizontal
- (a) Exterior dimensions of all buildings at ground level  
(b) (1) Square footage of exterior footprint of all buildings at ground level
- Location of utilities existing on or serving the surveyed property as determined by:  
• observable evidence collected pursuant to Section 5.E.iv.  
• evidence from plans requested by the surveyor and obtained from utility companies, or provided by client (with reference as to the source of information), and  
• markings requested by the surveyor pursuant to Gopher State One Call utility locates
- Above ground utilities have been field located as shown. All underground utility services which serve the property have been located by markings through the services of Gopher State One Call per ticket numbers 202920421, 202920422, 202920427 and 202920428. The surveyor makes no warranties 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 information available. The surveyor has not physically located the underground utilities. Prior to any excavation or digging contact Gopher State One Call for an on-site location (651-454-0002).
- Rectified orthophotography, photogrammetric mapping, remote sensing, airborne/mobile laser scanning and other products, tools or technologies as the basis for the showing the location of certain features (excluding boundaries) where ground measurements are not otherwise necessary to locate those features to an appropriate and acceptable accuracy relative to nearby boundaries have been used.
- Field delineation of wetlands conducted by Kimley-Horn on 12-20-20 hired by the surveyor are shown.

### SURVEY NOTES

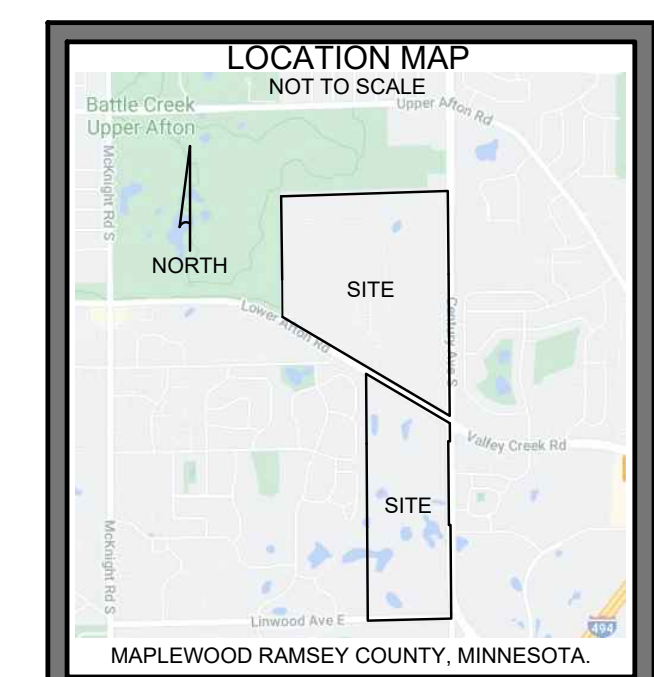
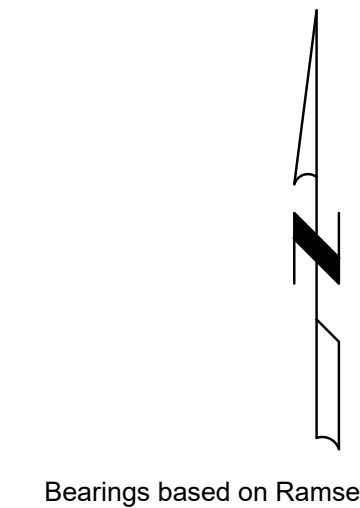
- The field work was completed on December 9, 2020.
- The property appears to have visible access to Century Avenue, Lower Afton Road and Lindwood Avenue East a publicly dedicated road.
- Fee Simple interest in the land described in Owner & Encumbrances Report No. P70911, dated November 16th, 2020 prepared by Precise Abstract, LLC is owned, at the Report Date, by The County of Ramsey.
- Delineated wetland boundaries by Kimley-Horn are subject to change based on regulatory review which is anticipated to occur in spring of 2021.
- Topography is from Lidar data provided by the State of Minnesota. The accuracy has not been checked.

### SURVEYOR'S CERTIFICATION

To: The County of Ramsey  
 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 & b1), 11,15 and 18 from Table A thereof.  
 The field work was completed on 12/14/20.

*[Signature]*  
 Daniel W Skinner  
 MN License No. 40827  
 Rani Engineering  
 2912 Anthony Lane, Suite 100  
 Minneapolis, MN 55418  
 (612.455.3322)

Dated: 12/21/2020



### LEGEND

- |  |                                   |
|--|-----------------------------------|
| ● Found Cast Iron Monument                       | ET Electric Transformer           |
| ● Found Monument (As Noted)                      | ☆ Light Pole                      |
| ● Set Iron Pipe marked with MN License No. 40827 | ← Guy Wire                        |
| ⊙ Control Point                                  | ⊖ Power Pole                      |
| ○ Bollard  | ⊗ Traffic Signal                  |
| ⊙ Flag Pole                                      | GM Gas Meter                      |
| ↘ Fire Dept. Connection                          | GAS- Underground Gas Warning Sign |
| ⊙ Hydrant  | ⊕ Gas Valve                       |
| ⊙ Curb Stop                                      | ○ Deciduous Tree                  |
| ⊙ Water Valve                                    | — OE Overhead Electric            |
| IVB Irrigation Valve Box                         | — UE Underground Electric         |
| ⊙ Sanitary Manhole                               | — UT Underground Telephone        |
| ○ or □ Catch Basin (Round or Square)             | — UG Underground Gas              |
| ○ or □ Storm Drain (Round or Square)             | — Sanitary Sewer                  |
| ▷ Flared End Section                             | — Storm Sewer                     |
| ⊙ Storm Manhole                                  | — Watermain                       |
| AC Air Conditioner                               | — x Barbed Wire Fence             |
| TP Telephone Pedestal                            | — Chain Link Fence                |
| CV Communications Vault                          | — Property Boundary               |
| EH Electric Hand Hole                            | ⊖ Retaining Wall (Stone)          |
| EM Electric Meter                                | — 1230 Contours (2' Intervals)    |
| EO Electric Outlet                               | /// Building Line                 |
| EF Electric Fuse Box                             | — WL Edge of Wetland              |
|  | ⊖ WL Wetland or Wet Land          |

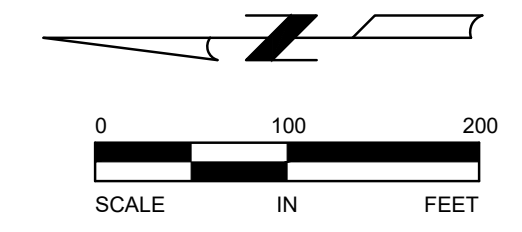
2912 Anthony Lane  
 Suite 100  
 Minneapolis, MN 55418  
 P. 612.455.3322  
 www.ranieng.com

# RANI

engineering

DATE	12/10/20	FIELD	JLTK	DRAWN	RPW
REVISIONS	PER COUNTY COMMENTS	CHECKED	DS		
ALTA/NSPS Land Title Survey					
SHEET	1 of 4	PROJECT	2019 10 001A		

ALTA/NSPS Land Title Survey ~FOR~ Ramsey County  
 ~OF~ Parts of Section 1 and 12 Township 28, Range 22, Ramsey County, Minnesota



MATCH LINE C  
(See Sheet 4)

MATCH LINE C  
(See Sheet 3)

MATCH LINE B  
(See Sheet 3)

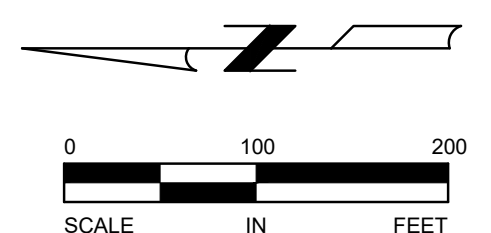
MATCH LINE A  
(See Sheet 1)

DATE	12/21/20
FIELD	JLTK
DRAWN	RPW
CHECKED	DS


PROJECT	ALTA/NSPS Land Title Survey
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SHEET	2 of 4
PROJECT	2019 10 001A

ALTA/NSPS Land Title Survey ~FOR~ Ramsey County  
 ~OF~ Parts of Section 1 and 12 Township 28, Range 22, Ramsey County, Minnesota



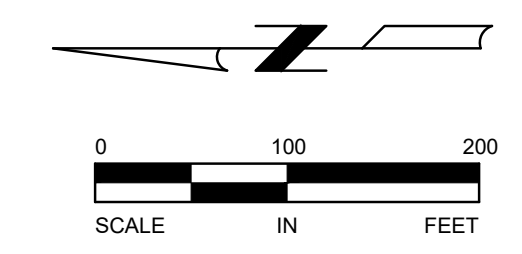
DATE	12/21/20
FIELD	JLTK
DRAWN	RPW
CHECKED	DS

SHEET	3 of 4
PROJECT	ALTA/NSPS Land Title Survey 2019 10 001A

2819 Anthony Lane  
 Suite 100  
 Minneapolis, MN 55418  
 P. 612.465.3323  
 www.ranieng.com

**RANI**  
 engineering

ALTA/NSPS Land Title Survey ~FOR~ Ramsey County  
 ~OF~ Parts of Section 1 and 12 Township 28, Range 22, Ramsey County, Minnesota



DATE	12/21/20
FIELD	JLTK
DRAWN	RPW
CHECKED	DS

ALTA/NSPS Land Title Survey

SHEET	4 of 4
PROJECT	2019 10 001A