

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

LEGAL DESCRIPTION:

That part of the South Half of the Southwest Quarter of Section 32, Township 115, Range 19, Dakota County, Minnesota, lying easterly of Parcel 9 as shown on Dakota County Road Right of Way Map No. 258 and also easterly and northerly of Parcel 5A as shown on Dakota County Road Right of Way Map No. 259B.

(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 Commitment for Title Insurance prepared by First American Title Insurance Company, Commitment No. NCS–1135090–MPLS dated June 16, 2022 at 7:30 AM.
- The surveyed property has direct access to 160th Street West (a.k.a. County State Aid Highway No. 46), a public right 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 Unassigned 160th Street West, Rosemount, Minnesota 55068.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Un–Printed Federal Insurance Rate Map No. 27037C0210E and per Federal Insurance Rate Map No. 27037C0209E both being dated December 2, 2011.
- The total area of the property described hereon is 948,197 square feet or 21.76761 acres. The area of the property hereon described less areas used for right–of–way purposes is 929,047 square feet or 21.32798 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument PIGNATO
Elevation = 952.58 feet. (NAVD 88)

SITE BENCHMARK: Top of 3/8" rebar westerly of northwest property corner.
Elevation = 956.09 feet. (NAVD 88)
- See Zoning Information Note.
- See Zoning Information Note. Zoning setback information was not provided in referenced zoning letter.
- Exterior building dimensions are depicted hereon.
- The exterior building footprint area at ground level is depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- There were no delineated parking spaces observed in the process of conducting the field work.
- 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 Nos. 221994191 & 221994192 and additional Ticket No. 222512050. 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 intersection of State Trunk Highway No. 3 and 160th Street W (a.k.a. County State Aid Highway No. 46) lies at the southwest corner of the surveyed property.
- 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 plottable offsite eosements or servitudes disclosed in documents provided to the surveyor are depicted hereon.

ZONING INFORMATION:

Per the zoning letter prepared by the City of Rosemount, dated September 7, 2022, the following information is made available:

The property located in the northeast quadrant of Highway 3 and 160th Street West (PID 34–03210–70–025) is currently zoned BP–Business Park. The property is not located within a federally designated flood zone, nor is the property located in any local or national historical preservation district.

The following uses are permitted in the Business Park zoning district, including but not limited to: light manufacturing, processing and assembly uses conducted entirely within an enclosed building, commercial indoor recreation, office/warehouse, professional service and office uses, warehousing, wholesaling, and distribution uses conducted entirely within an enclosed building

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket Nos. 221994191 & 221994192.

ARVIG – ACSMSP01
ARVIG – ARVWIN01
CITY OF ROSEMOUNT – CRSMNT01
DAKOTA COUNTY IT DEPT – DAKOTA01
FRONTIER COMMUNICATIONS – FRTRIER01
INDEPENDENT SCHOOL 196 – INDSCH01
ENTERPRISE PRODUCTS OPERATING – MDAMLD03

MINNESOTA ENERGY RESOURCES – MERC38
MNDOT – MNSDOT01
NORTHERN NATURAL GAS – NNGAS02
SPRINT/LONG DISTANCE – USSPNT01
XCEL ENERGY – XCEL11
ZAYO BANDWIDTH – ZAYO04

List of utilities notified per Gopher State One Call Ticket No. 222512050.

ARVIG – ACSMSP01
ARVIG – ARVWIN01
CITY OF ROSEMOUNT – CRSMNT01
DAKOTA COUNTY IT DEPT – DAKOTA01
FRONTIER COMMUNICATIONS – FRTRIER01
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XCEL ENERGY – XCEL11
ZAYO BANDWIDTH – ZAYO04

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Easement for pipeline purposes and incidental rights in favor of Mid–America Pipeline Company, a Delaware Corporation, as contained in Grant of Easement dated August 30, 1960 and recorded September 13, 1960, in Book 268 of Deeds, page 598 as Document No. 276846.

As affected by Assignment and Assumption Agreement dated May 22, 2003 and recorded June 22, 2004 as Document No. 2217881.

Said easement affects the surveyed property and is depicted hereon.
- ITEM 10: Easement for public utility purposes in favor of the City of Rosemount as contained in Easement dated May 29, 1991 and recorded June 14, 1991 as Document No. 989398.

Said easement affects the surveyed property and is depicted hereon.
- ITEM 11: Highway easement in favor of Dakota County as shown on Dakota County Road Right of Way Map No. 259A recorded June 13, 2000 as Document No. 1696820.

Parcel 5 of said right of way map affects the surveyed property and is depicted hereon. See also Item 13.
- ITEM 12: All right of access from the subject property to Minnesota Trunk Highway No. 3 as shown in Quit Claim Deed dated June 17, 2002, recorded October 7, 2002 as Document No. 1944199 and as depicted on Dakota County Road Right of Way Map No. 258 recorded November 18, 1999 as Document No. 1653704 and Dakota County Road Right of Way Map No. 259 recorded November 18, 1999 as Document No. 1653705.

Said restricted access affects the surveyed property and is depicted hereon.
- ITEM 13: Easement for highway purposes and incidental rights in favor of Dakota County as contained in Highway Easement dated June 17, 2002, recorded October 7, 2002 as Document No. 1944200.

Said easement affects the surveyed property and is depicted hereon.
- ITEM 14: Terms, conditions and easement for sanitary sewer and utility purposes in favor of the County of Dakota as contained in Permanent Sanitary Sewer and Utility Easement dated June 17, 2002 and recorded October 7, 2002 as Document No. 1944201.

Said easement affects the surveyed property and is depicted hereon.
- ITEM 15: Drainage and Utility Easement in favor of the County of Dakota as reserved in Quit Claim Deed dated May 25, 2004 and recorded August 16, 2004 as Document No. 2238089.

Said drainage and utility easement affects the surveyed property and is depicted hereon.
- ITEM 16: Access limitations in favor of the County of Dakota as reserved in Quit Claim Deed dated May 25, 2004 and recorded August 16, 2004 as Document No. 2238089.

Said access limitations affect the surveyed property and are depicted hereon.
- ITEM 17: Matters disclosed by Solid Waste Disposal Site Location Record dated January 4, 2005 and recorded January 20, 2005 as Document No. 2286631.

Said matters affect the surveyed property. The "former working area containing residual waste" per said document is not mathematically defined, the approximate location of said working area is depicted hereon.
- ITEM 18: Matters disclosed by Affidavit Concerning Real Property contaminated with Hazardous Substances dated June 8, 2005 and recorded November 23, 2005 as Document No. 2383463.

Said matters affect the surveyed property. The "former working area potentially containing residual waste" per said document is not mathematically defined, the approximate location of said working area is depicted hereon.

CERTIFICATION:

To McGough Development, LLC, a Delaware limited liability company, or its assigns, Dovestone, L.L.C., a Minnesota limited liability company and First American Title Insurance Company.

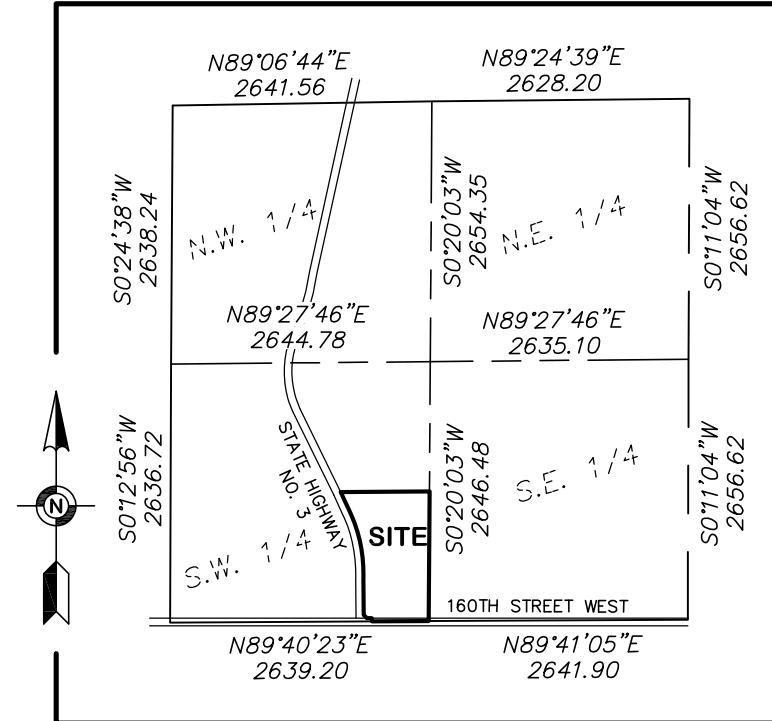
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16 and 18 of Table A thereof. The fieldwork was completed on July 20, 2022.

Date of Plat or Map: July 27, 2022

Logan Selinski

Logan M. Selinski
Minnesota License No. 60082
lselinski@efnsurvey.com

SECTION 32, T 115 N, R 19 W



VICINITY MAP

NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		GD,AV,AC,SK	NO.	DATE	DESCRIPTION
		DRAWN BY:	1	2022/08/11	Field verify manhole. Additional topography
		LS, DL	2	2022/09/16	Add utility locates, addl. trees, zoning letter, item 18
DRAWING NAME:		CHECKED BY:			
.40703.dwg		LS			
JOB NO. 40703					
FILE NO.					

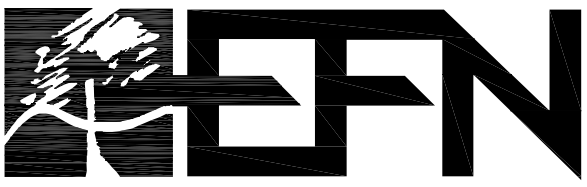
ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

Kimley-Horn & Associates, Inc.

PROPERTY ADDRESS:

Unassigned 160th Street West
Rosemount, Minnesota 55068

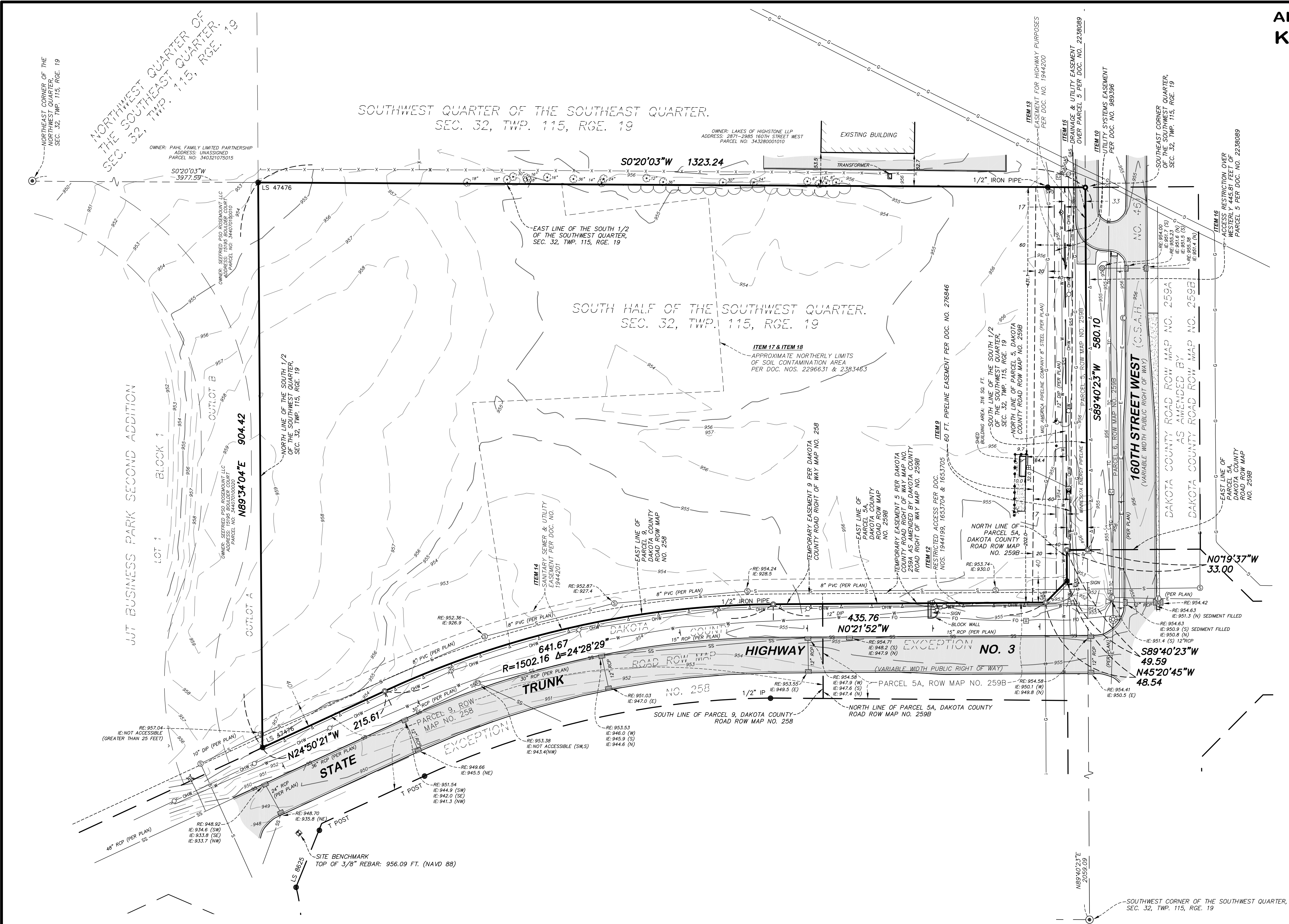


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land surveyors since 1872

ALTA/NSPS LAND TITLE SURVEY FOR:
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LEGEND:

- ③ SANITARY MANHOLE
④ STORM MANHOLE
⑤ CATCH BASIN
⑥ FLARED END SECTION
⑦ GATE VALVE
⑧ HYDRANT
⑨ ELECTRIC MANHOLE
⑩ ELECTRIC BOX
⑪ ELECTRIC METER
⑫ HANDHOLE
⑬ LIGHT
⑭ UTILITY POLE
⑮ GUY WIRE
⑯ SEMAPHORE
⑰ COMMUNICATION BOX
⑱ GAS SIGN
⑲ SIGN
⑳ BOLLARD
㉑ SANITARY MANHOLE NOT FIELD LOCATED
- △ RESTRICTED ACCESS
X-X-X METAL FENCE
-S- SANITARY SEWER
-SS- STORM SEWER
-W- WATERMAIN
-E- UNDERGROUND ELECTRIC
-OHW- OVERHEAD WIRE
-G- UNDERGROUND GAS
-T- TRENCH
-920- EXISTING CONTOUR LINE
[] BITUMINOUS SURFACE
[] CONCRETE SURFACE
○ OR ○ TREE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		GD, AV, AC, SK	NO.	DATE
		DRAWN BY:	1	2022/08/11
		LS, DL	2	2022/09/16
DRAWING NAME:		CHECKED BY:		
JOB NO. 40703		LS		
FILE NO.				

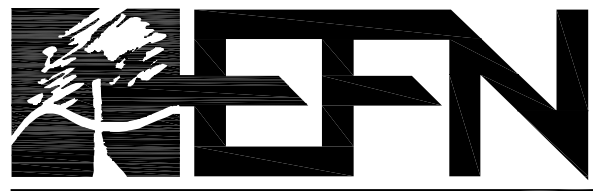
ALTA/NSPS
LAND TITLE SURVEY

SURVEY FOR:

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