

**SPECIAL NOTES**

Parcel A and Parcel B, Commitment No. 264586, are subject to the terms and conditions of Certificate of Trust per Document No. 318027.

Parcel A and Parcel B, Commitment No. 264586, are subject to the terms and conditions of Certificate of Trust per Document No. 318028.

Property described in Commitment Nos. 264580 and 264581 is subject to the rights of the county in and to county ditches, leasers and laterals as per the plat.

Property described in Commitment Nos. 264580 and 264581 is subject to the rights of other riparian owners to the uninterrupted flow of Rush Creek.

Part of Parcel A, Commitment No. 264586, is subject to a Right of Way Conveyance in favor of Standard Oil Company per Document No. 2413458, and said conveyance is located in nature on the NE 1/4 of the SW 1/4 of the West 2 rods of Section 25, Township 120, Range 23. Said conveyance has been assigned to American Oil Company per Document No. 3292258.

Property described in Commitment No. 264584 is subject to County Ditch No. 21 and Rush Creek.

Parcel A, Commitment No. 264586, is subject to an easement for County Ditch No. 21.

Parcel 3, Commitment No. 264586, is subject to a communications system easement over railroad right of way of Burlington Northern Santa Fe Railroad per Document No. 9668039. At time of survey, we were unable to give a horizontal location of said easement because Document No. 9668039 only gives an approximate location.

Parcel 4, Commitment No. 264586, has lost of direct access to public road.

Document Nos. 3719590, 3719591, 3719592 all contain an undefined right of access for powerline purposes.

Easement for access purposes per Document No. 3544757 is not viable. The description of the location of the northern portion of this easement does not define a specific location therefore it is not shown herein.

**GENERAL NOTES**

1. Fee ownership is vested in John Wicht, III and Jodynn Wicht, husband and wife as joint tenants (264580), John E. Wicht, Jr. (264581), Janice Mildred Stieg Revocable Trust U/A dated December 10, 1997 (9% Interest), Dennis Milton Stieg Revocable Trust U/A dated December 10, 1997 (9% Interest), Sharon Anderson (264582), RIE Limited Partnership, a Minnesota limited partnership, a Minnesota limited partnership, a Minnesota limited partnership (264583), Lavern R. Peterson, Jeannette H. Friske (264584), Helius Investments, LLC, a Wisconsin limited liability company (264585), and Terrence R. Robinson (264586).

2. This survey is based upon information found in the commitments for Title Insurance prepared by Commercial Partners Title, LLC, File Nos. 264580, dated effective January 23, 2008 at 7:00 A.M.; 264581, dated effective January 23, 2008 at 7:00 A.M.; 264582, dated effective January 23, 2008 at 7:00 A.M.; 264583, dated effective February 17, 2008 at 7:00 A.M.; 264584, dated effective March 5, 2008 at 7:00 A.M.; and 264585, dated effective August 23, 2008 at 7:00 A.M.

3. For the purpose of this survey, the South line of the Southeast Quarter of Section 36 has an assumed bearing of S89°51'07\"

4. Federal Emergency Management Agency (FEMA) has indicated that the property shown on this survey map is in Flood Zone \"A\" (areas subject to inundation by the 1% annual chance flood) with no base flood elevations determined and \"X\" (Areas determined to be outside 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 270530040E, 270530040E, published by the Federal Emergency Management Agency, effective date September 2, 2004. The limits of Flood Zone \"A\" are only approximate, and the extents were taken from digitization of FEMA maps provided.

5. Utilities shown are from visible surface marks provided by Gopher State One Call. Reference ticket number 000588008 for utility information across this property. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities may vary from locations shown herein and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center (800) 252-1166 for verification of utility type and field location prior to excavation.

6. Area of subject property is 6342.00 acres.

7. Property has access to Territorial Road, Fletcher Lane, Brookton Lane, and a Corridor of public rights-of-way.

8. Names of adjoining owners were provided by Hennepin County.

9. The field survey of this plat was completed on April 3, 2006. Except that portion of the property described in Title Commitment 264580 which was completed on October 14, 2006.

10. The Township of Hassan has indicated that the property is currently zoned AG, Agricultural District, except for Tract B Title Commitment 264580 which is zoned RE-5, Rural Estate 5-Acre District, under the applicable zoning regulations, and that the current regulations are:

Agricultural District

Setbacks:

- Front 50 feet
- Side 20 feet
- Rear 20 feet
- Natural Environment Lake 100 feet
- Recreational Lake 100 feet
- 100 feet

\* If abutting a street classified as a Collector or higher, the setback is 75 feet.

The maximum building height shall not exceed the lesser of two and one-half stories or thirty-five feet. This height limitation shall not apply to grain elevators, silos, windmills, elevator logs, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.

Rural Estate 5-Acre District

Setbacks:

- Front 50 feet
- Side 20 feet
- Rear 20 feet
- Agricultural District buffer 75 feet
- Recreational Lake 100 feet
- 100 feet

\* If abutting a street classified as a Collector or higher, the setback is 75 feet.

The maximum building height shall not exceed the lesser of two and one-half stories or thirty-five feet. This height limitation shall not apply to grain elevators, silos, windmills, elevator logs, cooling towers, water towers, chimneys and smokestacks, church spires, or electric transmission lines.

For additional information call the Hennepin County Recorder's Office.

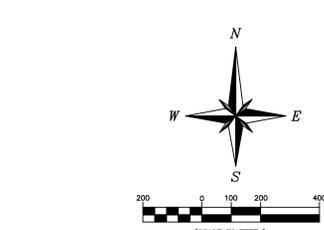
11. There are no parking stripes on subject property.

**PARCEL AREA**

Title Commitment No.	Owner	Parcel Area
264586	John & Jodynn Wicht	38.74 acres
264584	John E. Wicht Jr.	250.75 acres
264580	Janice Mildred Stieg, Dennis Milton Stieg, Sharon Anderson	59.71 acres
264580	RIE Limited Partnership	52.55 acres
264580	Lavern R. Peterson	19.79 acres
264586	Jeannette H. Friske	176.11 acres
264586	Helius Investments	21.15 acres
264586	Terrence R. Robinson	11.03 acres
Fletcher Lane	Not Available	0.03 acres
Territorial Road	Not Available	1.90 acres
Brookton Lane	Not Available	2.28 acres

**LEGEND**

- Denotes GAS VALVE
- Denotes GAS METER
- Denotes FIRE HYDRANT
- Denotes SANITARY SEWER MANHOLE
- Denotes TELEPHONE MANHOLE
- Denotes WATER MAIN MANHOLE
- Denotes STORM CATCH BASIN
- Denotes LIGHT POLE
- Denotes STORM MANHOLE
- Denotes FOUND IRON MONUMENT
- Denotes SET IRON MONUMENT
- Denotes CAST IRON MONUMENT
- Denotes UTILITY POLE
- Denotes COMMUNICATIONS RISER
- Denotes WELL
- Denotes WATER GATE VALVE
- Denotes ELECTRIC TRANSFORMER
- Denotes POST
- Denotes ELECTRIC METER
- Denotes FLARED END SECTION
- Denotes SIGN
- Denotes STAND PIPE
- Denotes POST INDICATOR VALVE
- Denotes TRAFFIC SIGNAL BOX
- Denotes SOIL BORING
- Denotes SANITARY SEWER
- Denotes STORM SEWER
- Denotes WATER MAIN
- Denotes GAS MAIN
- Denotes UNDER GROUND ELECTRIC LINES
- Denotes UNDER GROUND TELEPHONE LINES
- Denotes OVER HEAD LINES
- Denotes BITUMINOUS SURFACE
- Denotes GRAVEL SURFACE
- Denotes FLOOD ZONE



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**REVISIONS**

NO.	DATE	BY	DESCRIPTION	CHK'D
1	4/13/2006	T.W.	ATTORNEY COMMENTS	DGN
2	4/19/2006	T.W.	REVISE CERTIFICATION	DGN
3	4/25/2006	T.W.	REVISE BOUNDARY AND ADD DETAIL I	DGN
4	6/12/2006	T.W.	ADD DELINEATED WETLANDS	DGN
5	6/19/2006	T.W.	REVISE EDGE OF WETLAND	DGN
6	10/17/2006	T.W.	ADD ROBINSON PARCEL	DGN

This drawing has been checked and reviewed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

JOB BOOK NUMBER: (ER2-94)  
FIELD BOOK: 678 PAGE: 31

**LOCATION**  
HASSAN TOWNSHIP  
MINNESOTA

**CLIENT**  
THE BEARD GROUP  
750 2ND STREET NE  
HOPKINS, MN 55343

**SHEET**  
ALTA / ACSM  
LAND TITLE SURVEY

Date of Original Signature: April 5, 2006

Daniel G. Nickols  
Land Surveyor, MN License No. 19839

SHEET NO. 1 OF 2  
S.M.I. PROJECT NO. 80038-001