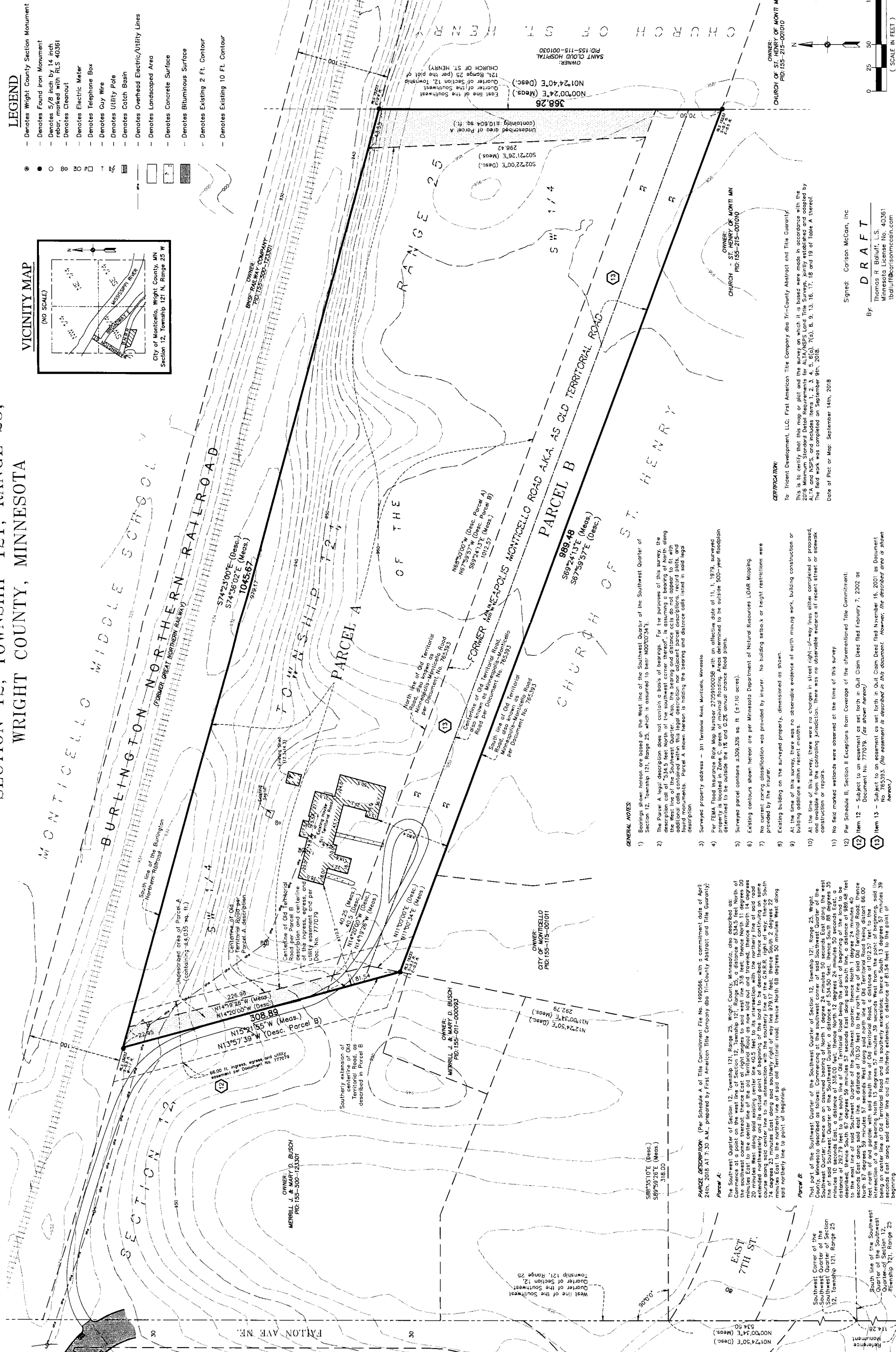


ALTA/NSPS LAND TITLE SURVEY

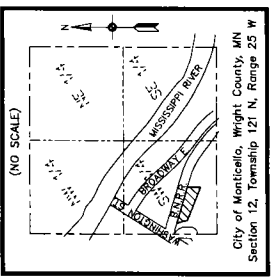
PART OF THE SW 1/4 OF,
SECTION 12, TOWNSHIP 121, RANGE 25,
WRIGHT COUNTY, MINNESOTA

Trident Development, LLC



LEGEND

- Denotes Wright County Section Monument
- Denotes Found Iron Monument
- Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- Denotes Cleanout
- Denotes Electric Meter
- Denotes Telephone Box
- Denotes GUY Wire
- Denotes Utility Pole
- Denotes Catch Basin
- Denotes Overhead Electric/Utility Lines
- Denotes Landscaped Area
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



Carlson
ENVIRONMENTAL • ENGINEERING • SURVEYING
3890 Phaesant Ridge Drive NE,
Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

ALTA/NSPS LAND TITLE SURVEY
MARION K. JAMESON SITE
511 Territorial Road
Monticello, Minnesota

TRIDENT DEVELOPMENT, LLC
3601 18th Street South, Suite 103
St. Cloud, MN, 56301

REVISIONS
1.
2.
3.
4.
5.
6.

1 of 1
REVIEW COPY

GENERAL NOTES

- Bearings shown herein are based on the West line of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121, Range 25, which is assumed to bear N00°00'00"E.
- The Parcel A legal description does not contain a basis of bearings. For the purposes of this survey, the description call of 3.45 feet North of the survey line is assumed to be correct. The distance call of 3.45 feet along additional calls contained within this legal description nor adjacent parcel descriptions, record plats, and found monuments. Parcel A shown herein is holding the bearing and distance calls listed in said legal description.
- Surveyed property address - 511 Territorial Road, Monticello, Minnesota.
- Per FEMA Flood Insurance Rate Map Number 270900009B with an effective date of 11, 1, 1979, surveyed property is located in Zone C. Areas of minimal flooding. Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance flood plains.
- Surveyed parcel contains 4.309,328 sq. ft. (±7.10 acres).
- Existing contours shown herein are per Minnesota Department of Natural Resources LDMR Mapping provided by the insurer. No building setback or height restrictions were provided by the insurer.
- Existing building on the surveyed property, dimensioned as shown.
- At the time of this survey, there was no observable evidence of earth moving work, building construction or building additions within recent months.
- At the line of this survey, there were no changes in street light/utility lines either completed or proposed, and available from the controlling jurisdiction. There was no observable evidence of recent street or sidewalk construction or repairs.
- No field marked wetlands were observed at the time of this survey.
- Per Schedule B, Section II Exceptions from Coverage of the aforementioned Title Commitment:
 - Item 12 - Subject to an easement as set forth in Duit Claim Deed filed February 7, 2002 as Document No. 777079. (As shown herein).
 - Item 13 - Subject to an easement as set forth in Duit Claim Deed filed November 16, 2001 as Document No. 765303. (As shown herein).

PARCEL A DESCRIPTION: (Per Schedule A of Title Commitment File No. 1490266, with a commitment date of April 24th, 2016 at 7:30 A.M., prepared by First American Title Company dba Tri-County Abstract and Title Guaranty.)
Parcel A:
The Southwest Quarter of Section 12, Township 121, Range 25, Wright County, Minnesota, also described as: Commence at a point on the west line of Section 12, Township 121, Range 25, a distance of 534.5 feet North of the southwest corner thereof; thence East of said west line 319 feet; thence North 11 degrees 00 minutes 10 seconds East, a distance of 318.00 feet; thence North 12 degrees 24 minutes 50 seconds East, a distance of 318.00 feet; thence East of said north line 40.5 feet to its intersection with the northern line of said road extended northerly and its actual point of beginning of the land to be described; thence continuing on same 74 degrees 23 minutes East along said road and southerly right of way line 979.17 feet; thence South 22 degrees East to the northern line of said old Territorial road; thence North 68 degrees 50 minutes West along said northerly line to point of beginning.

Parcel B:
That part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 121, Range 25, Wright County, Minnesota described as follows: Commencing at the southwest corner of said Southwest Quarter of the Southwest Quarter of Section 12, Township 121, Range 25, a distance of 534.50 feet; thence South 85 degrees 25 minutes 10 seconds East, a distance of 318.00 feet; thence North 12 degrees 24 minutes 50 seconds East, a distance of 318.00 feet; thence East 57 minutes 59 seconds East along said south line, a distance of 989.48 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence North 1 degree 24 minutes 40 seconds East along said east line, a distance of 1045.87 feet to the north line of Old Territorial Road through distant 86.00 feet north of said parallel with said south line of Old Territorial Road, a distance of 1012.57 feet to the intersection of a line bearing north 13 degrees 07 minutes 59 seconds West from the point of beginning, said line bearing north 13 degrees 07 minutes 59 seconds West from the point of beginning, a distance of 813.54 feet to the point of beginning.

OWNER: MERRILL J. & MARY D. BUSCH
PID:155-000093

OWNER: TRIDENT DEVELOPMENT, LLC
PID:155-000093

OWNER: CHURCH OF ST. HENRY OF MONTICELLO MN
PID:155-215-001010

OWNER: CHURCH - ST. HENRY OF MONTICELLO MN
PID:155-215-001010

OWNER: SAINT CLOUD HOSPITAL
PID:155-119-001030

OWNER: BNS-RAILWAY COMPANY
PID:155-330-123301

CERTIFICATION:
To: Trident Development, LLC, First American Title Company dba Tri-County Abstract and Title Guaranty.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, duly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(O), 7(O), 8, 9, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 9th, 2018.
Date of Plat or Map: September 14th, 2018

Signed: Carlson McCain, Inc.
By: DRAFT
Thomas R. Balluff, L.S.
Minnesota License No. 40361
tballuff@carlsonmccain.com