

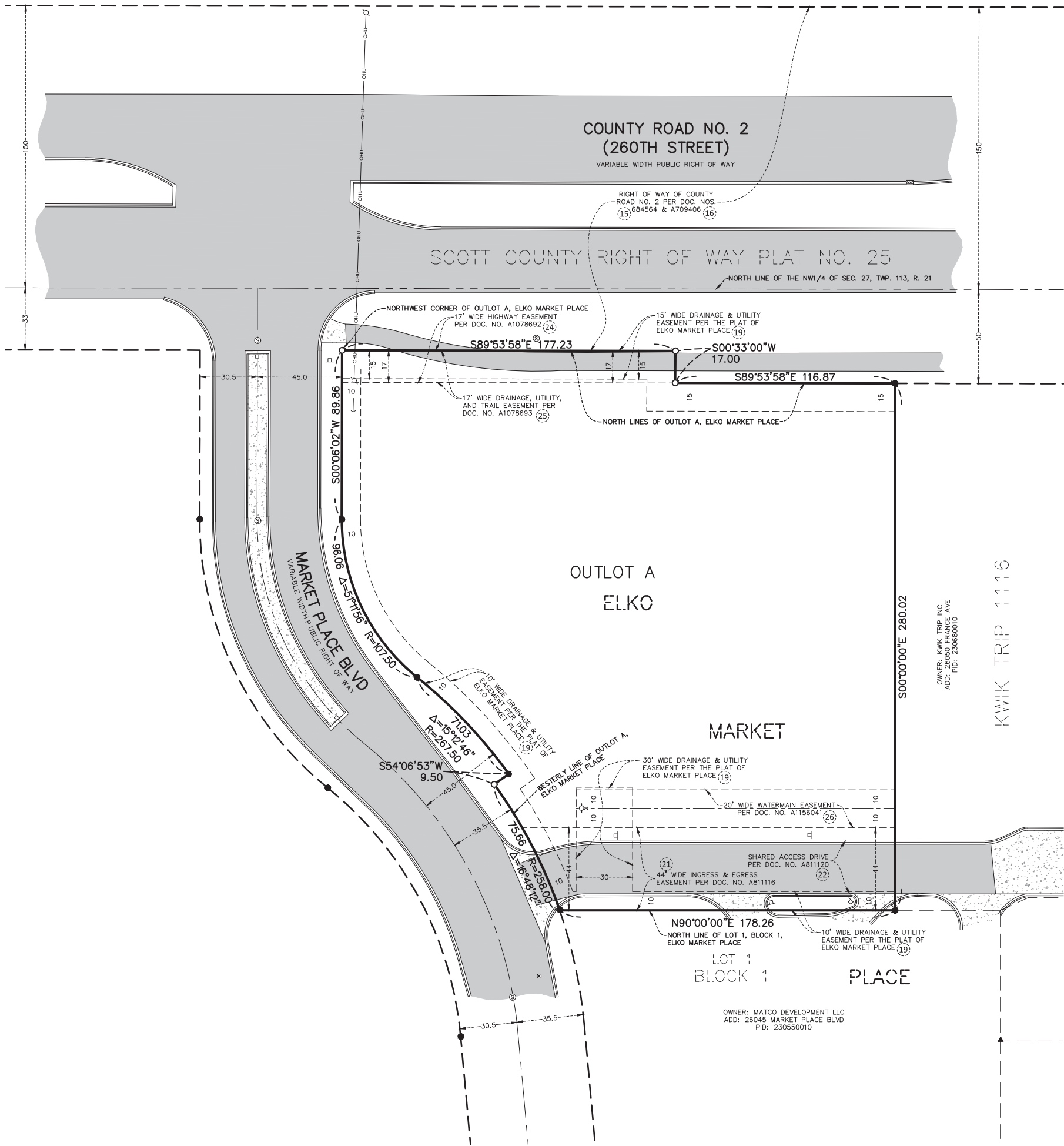
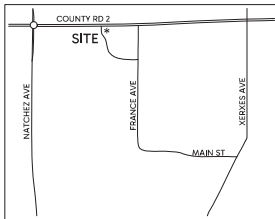
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LEGEND

- FOUND IRON PIPE
- FOUND NAIL
- SET IRON PIPE
- SIGN
- POWER POLE
- GUY WIRE
- CATCH BASIN
- GATE VALVE
- HYDRANT
- SANITARY MANHOLE
- OVERHEAD UTILITY
- SCHEDULE B EXCEPTION NO.
- BITUMINOUS SURFACE
- CONCRETE SURFACE

VICINITY MAP

NOT TO SCALE



SURVEY NOTES

- The bearing system is based on the plat of ELKO MARKET PLACE.

SURVEYED PROPERTY

Legal Description:

That part of Outlot A, Elko Market Place, Scott County, Minnesota described as follows:

Beginning at the northwest corner of said Outlot A; thence on an assumed bearing of South 89 degrees 53 minutes 58 seconds East, along the north line of said Outlot A, a distance of 177.23 feet; thence South 0 degrees 33 minutes 00 seconds West a distance of 17.00 feet; thence continuing South 89 degrees 53 minutes 58 seconds East, along said north line, a distance of 116.87 feet, thence South a distance of 280.01 feet to the north line of Lot 1, Block 1, Elko Market Place; thence Westerly along said north line of Lot 1, Block 1, to the Westerly line of Outlot A; thence Northwesteily, along said Westerly line of Outlot A, to the point of beginning.

Abstract Property

Per Title Commitment No. 720136, dated 09/05/2025, issued by Land Title, Inc. as agent for First American Title Insurance Company. Easements and servitudes benefiting or burdening the surveyed property, listed in Schedule B-III of the Commitment, are listed below using the same numbering system as in said Schedule B-II. Items 1-10, 14, 17, 23, and 27 are not survey-related items and are not listed below.

- Easement in favor of City of Elko dated August 25, 1987, filed September 22, 1987 as Document Number 239232. **The easement is not on, or does not touch, the surveyed property and is not shown on the survey.**
- Highway Easement in favor of County of Scott dated August 23, 1990, filed August 29, 1990 as Document Number 273880. **The easement is not on, or does not touch, the surveyed property and is not shown on the survey.**
- Grant of Permanent Easement in favor of City of Elko dated April 30, 1997, filed May 2, 1997 as Document Number 391666. **The easement is not on, or does not touch, the surveyed property and is not shown on the survey.**
- Scott County Right of Way Plat No. 25 filed January 6, 2005 as Document Number 684564. **The right of way is shown on the survey.**
- Final Certificate in favor of County of Scott dated June 6, 2005, filed August 15, 2005 as Document Number A709406. **The right of way is shown on the survey.**
- Grant of Permanent Easements in favor of City of Elko New Market dated March 5, 2008, filed March 20, 2008 as Document Number A795263. **The Roadway & Utility Easement for Market Place Boulevard lies within the right of way of Market Place Boulevard as dedicated on the plat of ELKO MARKET PLACE, and is not shown on the survey. The Roadway & Utility Easement for France Avenue, and the Drainage & Utility Easement for the Ponding Area are not on, or do not touch, the surveyed property and are not shown on the survey.**
- Drainage and utility easements over the subject property as shown on the recorded plat of Elko Market Place. **The easements are shown on the survey.**
- Declaration of Easements dated October 27, 2008, filed October 28, 2008 as Document Number A811115. **The Sign Easements lie in the southwest quadrants of the intersections County Road 2 and Market Place Boulevard, County Road 2 and France Avenue, and Market Place Boulevard and France Avenue. Due to their location, they are not shown on the survey.**
- Declaration of Easement dated October 27, 2008, filed October 28, 2008 as Document Number A811116. **The easement is shown on the survey.**
- Cross Parking and Access Easement dated October 27, 2008, filed October 28, 2008 as Document Number A811120 as amended by Document Number A873533, filed January 26, 2011 and Second Amendment filed December 29, 2011 as Document Number A895128. **The Shared Access Drive is shown on the survey.**
- Highway Easement dated March 20, 2019, filed November 8, 2019 as Document Number A1078692. **The easement is shown on the survey.**
- Drainage, Utility and Trail Easement dated March 20, 2019, filed November 8, 2019 as Document Number A1078693. **The easement is shown on the survey.**
- Water Main Easement filed April 28, 2022 as Document Number A1156041. **The easement is shown on the survey.**

"TABLE A" NOTES

- Monuments have been placed at all corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner, as shown on the survey.
- The subject property address is 26033 Market Place Boulevard, and its property identification number is 230550031.
- The subject property lies within Flood Plain Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27139C0330E dated 02/12/2021.
- The gross area of the surveyed property is 1.694 Acres or 73,804 Square Feet.
- There are no buildings present on the Surveyed Property.
- Substantial features observed in the process of conducting the fieldwork are shown on the survey.
- There are no parking areas on the Surveyed Property.
- a) Underground utilities are shown per: Source information from plans and markings has been combined with observed evidence of utilities to develop a view of underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, some utility locate requests from surveyors may be ignored or result in an incomplete response. The surveyor has compiled the markings made on the ground, the maps provided, and the observed evidence to show utilities hereon. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
- The names, address and property identification numbers of adjoining owners according to current public records are shown on the survey.

CERTIFICATION

To EFH Co.; Sandstone Properties, LLC; Land Title, Inc.; 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, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), and 13 of Table A thereof. The fieldwork was completed on September 30, 2025.

Date of Plat or Map: October 3, 2025
Hill Incorporated

Marcus F. Hampton, Land Surveyor, MN License No. 47481

2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mmhill.com
www.mmhill.com

HILL
INCORPORATED



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: _____ Reg. No. _____

26033 MARKET PLACE BOULEVARD

*** JOB LOCATION *** MINNESOTA
ALTA/NSPS LAND TITLE SURVEY

FOR
EFH REALTY ADVISORS, INC.
2999 WEST COUNTY ROAD 42, SUITE 206, BURNSVILLE, MN 55306

DRAWN BY

MFH

DATE

10/03/2025

REVISIONS

CAD FILE

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PROJECT NO.

23494-30

SHEET 1 OF 1