

## GENERAL NOTES

- The bearing base for this survey originated from Minnesota County Coordinate system - Washington County NAD83(2011)
- This property has an area of 340,221 square feet or 7.8104 acres of land.
- This property is designated by Washington County, as Tax Map Parcel 06-029-20-11-0013.
- There was no observable evidence of cemeteries found at the time of this survey.
- In response to Table A Items 16 and 17 there was no observable evidence of earth moving work, building construction or additions and no known proposed changes in right of way lines, recent street or sidewalk construction or repairs.
- The property has access via Neal Avenue North and 60th Street North, which are public right of ways.

## SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by Title Source, Inc., Commitment No. 62056840, Revision 5 dated 9/22/2016.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Drainage and utility easements as shown on the recorded plot of JACOB ADDITION affects the subject property as shown hereon.
- Easement recorded March 31, 1967, in Book 297 of Deeds, page 288 and as Document No. 258065 affects the subject property as shown hereon.

## SIGNIFICANT OBSERVATIONS

- Footbridge on south property line is evidence of pedestrian access
- Concrete sidewalk extends 3.3' feet northeast of southwest property corner

## ZONING NOTES

Zoned: B-2, General Business  
 Permitted Use Classification: Retail Sales  
 Observed Use(s): Retail Auto Dealer  
 Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of Oak Park Height's Zoning Regulations Section 401.30.8(1).  
 Zoning Regulations are subject to change and interpretation.  
 For further information contact: City of Oak Park Heights (phone: 651-351-1661)  
 Contact's Name: Julie Hultman (email:juliehultman@cityofoakparkheights.com)

### Site Restrictions:

- Minimum building setbacks:  
 Front: n/a  
 Side: n/a  
 Rear: n/a
- Measured building tie distances:  
 North: 134.0'  
 East: 114.5'  
 South: 240.4'  
 West: 120.7'
- Minimum lot size: 15,000 S.F. (min. provided: 340,221 S.F.)
- Minimum lot frontage: 100' (min. provided: 497')
- Maximum building height: 35' for limiting height of building; 38' for parapet (max. provided: 36.5' at parapet)
- Maximum density: n/a
- Maximum floor area ratio: n/a

### Parking Tabulation:

- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of: 10 spaces per 1000 sq. ft. of floor space - 499 required.
- Handicap spaces are calculated based on ADA requirements: 7 required.

Total regular spaces provided: 263  
 Total handicap spaces provided: 6  
 Total combined spaces provided: 269

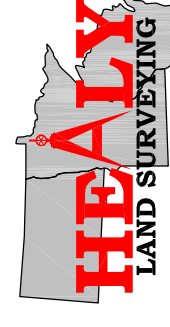
\*Note: Only striped parking spaces were counted.

## FLOOD ZONE NOTE

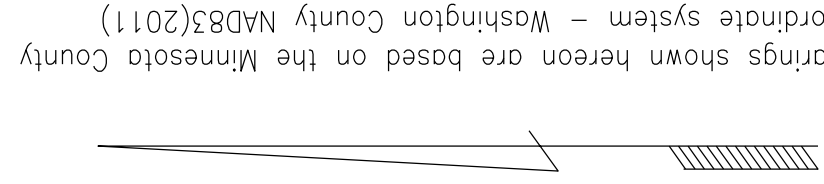
By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 270512-0262-E and 270512-0261-E, which each bear an effective date of 2/3/2010 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

Healy Land Surveying  
 P.O. Box 221  
 Niagara, WI 54151  
 Phone: 715-546-0566  
 info@healysurveying.com



Surveyor's Drawing No.: 16-0470.dwg  
 Surveyor's Site Ref.: 16-0470  
 Checked by: TMH  
 Drawn by: TMH  
 Scale: 0' 60' 120'  
 GRAPHIC SCALE: 1" = 60'

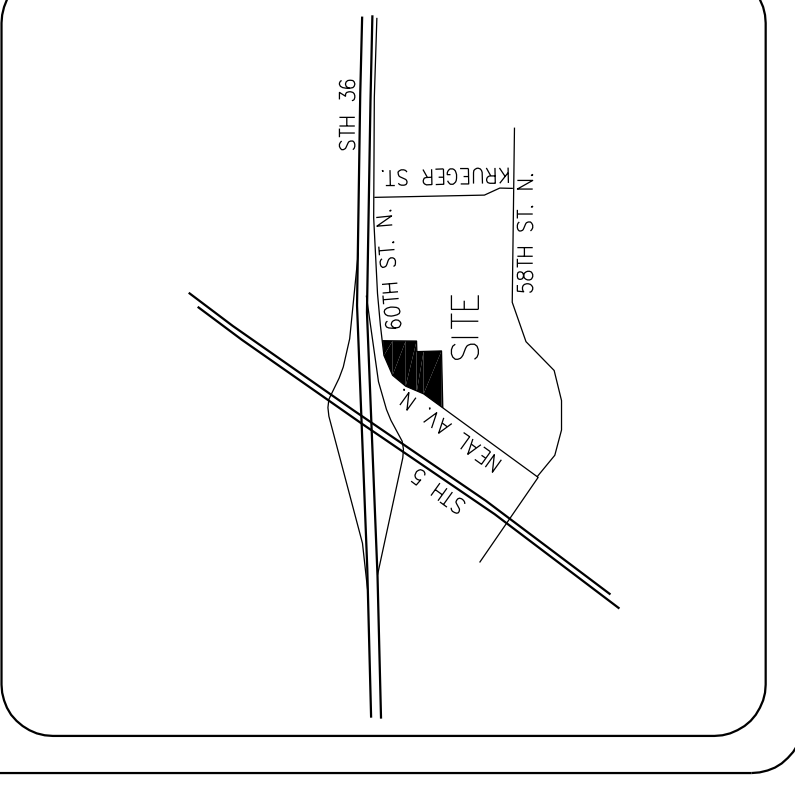


Bearings shown hereon are based on the Minnesota County NAD83(2011)

## LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH CAP BEARING PLS. NO. 41577
  - (XXX) RECORD DATA
  - \* LIGHT POLE
  - ⊕ POWER POLE
  - ⊖ GUY POLE
  - ⊗ GUY WIRE
  - ⊙ UNDERGROUND GAS MARKER
  - ⊕ GAS METER
  - ⊕ TELEPHONE PEDESTAL
  - ⊕ HYDRANT
  - ⊕ WATER VALVE
  - ⊕ CATCH BASIN
  - ⊕ SIGN
  - ⊕ POST
  - ⊕ CONCRETE SURFACE
  - ⊕ HANDICAPPED PARKING
  - ⊕ NO PARKING

## VICINITY MAP



## LEGAL DESCRIPTION

PARCEL 12: Lot 1, Block 1, Jacob Addition, Washington County, Minnesota (Abstract)  
 Property Tax Identification No. 0602920110013

Being the same tract of land described in a Title Report prepared by Title Source, Inc., Commitment No. 62056840, Revision 5 dated 9/22/2016.

## ALTA/NSPS LAND TITLE SURVEY

Fury Chrysler, Dodge, Jeep, Ram  
 12969 60th Street North  
 Oak Park Heights, Minnesota

### Surveyor's Certification

To: Ally Bank (Ally Capital in Hawaii, Mississippi, Montana and New Jersey), Leonard Investments, LLC, Title Source, Inc., First American Title Insurance Company, Greenberg Traurig and MKAssociates, Inc.

This is to certify that this map or plot 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, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 20 of Table A hereof.

The field work was completed on September 3, 2016.

Date of Plot or Map: September 23, 2016

*TMH*  
 Surveyor's Signature

Registered Surveyor: Thomas M. Healy  
 Registration Number: 41577  
 in the State of: Minnesota

PROJECT NAME: Fury Chrysler, Dodge, Jeep, Ram MKA PROJECT No.: 5860-16-4252  
 ADDRESS: 12969 60th Street North CITY: Oak Park Heights STATE: Minnesota

For Inquiries Concerning This Survey Contact MKA  
 National Coordinators of Land Survey Services  
 6593 Commerce Court - Worrenton, Virginia 20187  
 Phone: (540) 428-3550 Fax: (540) 428-3560  
 Email: comments@mkassociates.com  
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