

Encroachment Statement

No potential encroachments were observed.

Utility Notes

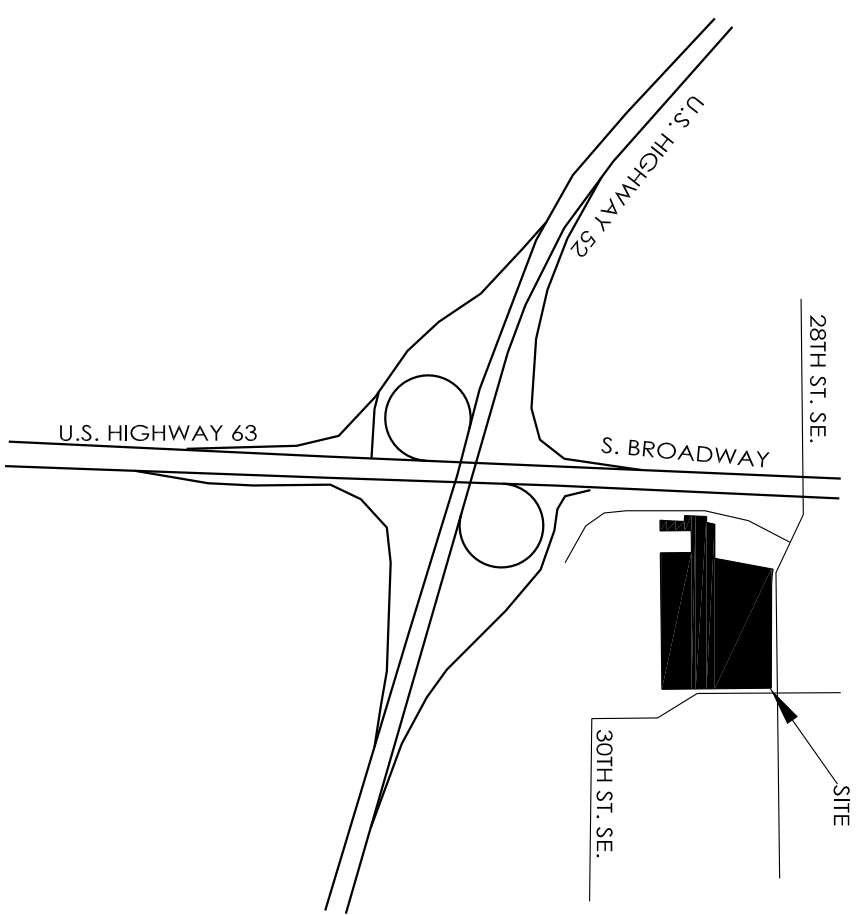
Location of utilities were not included in the contract for this survey. Existing utilities on the subject property have not been located and are not shown hereon.

Legend of Symbols & Abbreviations

- ◆ FOUND IRON PIPE W/O CAP
- FOUND IRON PIPE WITH PLS CAP
- FOUND MAGNETIC SURVEY NAIL
- SET 1/2" X 24" REBAR WITH PLASTIC CAP NO. PLS #1577
- (XXX) RECORDED DATA
- (TYP) TYPICAL FEATURE AS NOTED
- ▽ SIGN
- ⊕ LIGHT POLE
- ⊖ MANHOLE
- CATCH BASIN
- ▭ EXISTING BUILDING

Vicinity Map

NOT TO SCALE



ALTA/NSPS Land Title Survey

Spirit Portfolio
Surveyor Certification
Shopko
S01376
2820 Highway 63 South
Rochester, MN 55901
County of Olmsted

Thomas M. Healy
HEALY LAND SURVEYING
P.O. Box 221
Nogara, WI 54151
Phone: 715-4548-0566
Info@healdsurveying.com



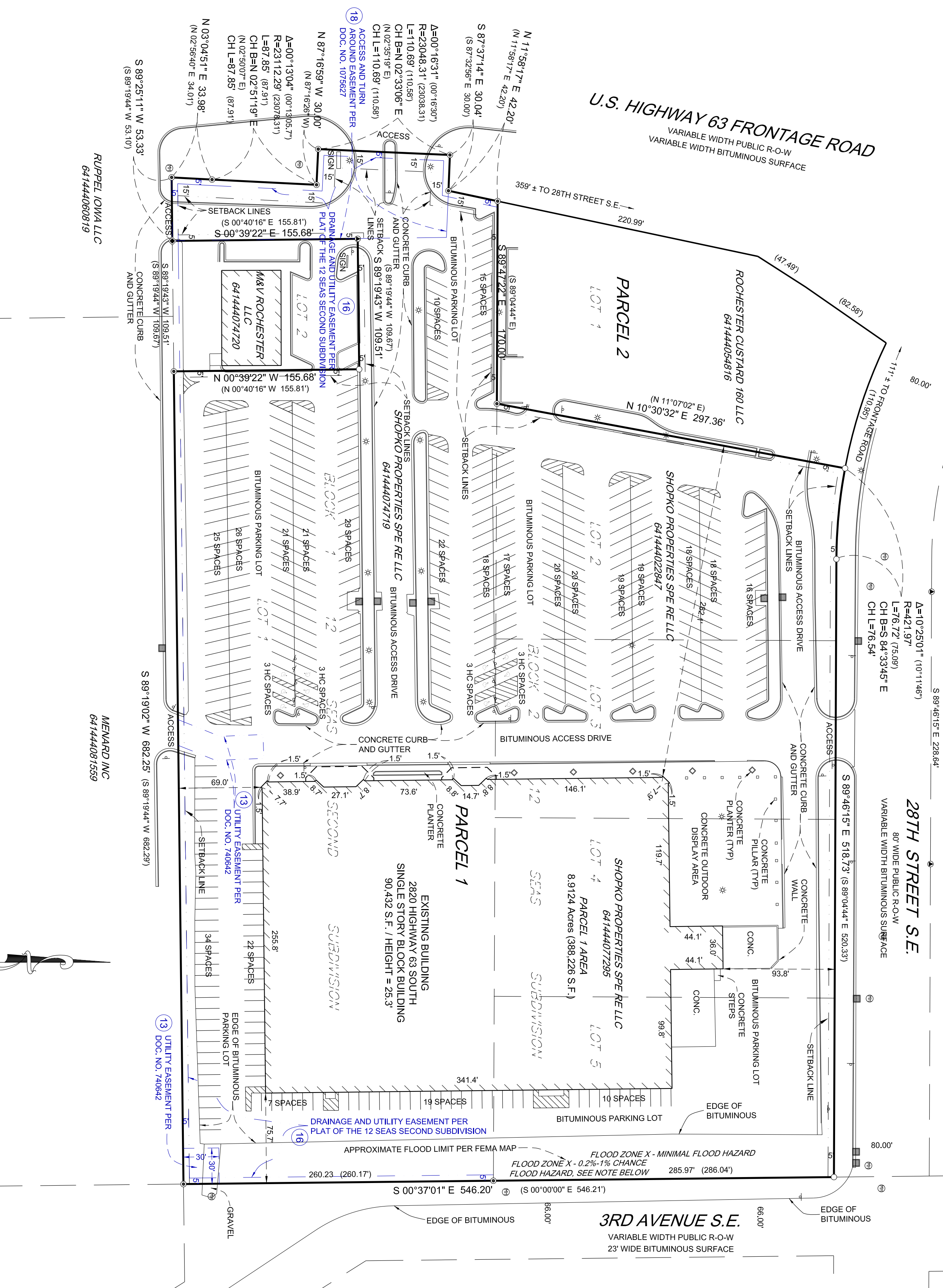
Legal Description

PARCEL 1:
LOTS 2, 3, 4, AND 5, BLOCK 2, THE 12 SEAS SUBDIVISION, ACCORDING TO THE PLAT THEREON ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, OLMASTED COUNTY, MINNESOTA;
AND
LOT 1, BLOCK 1, THE TWELVE SEAS SECOND SUBDIVISION, ACCORDING TO THE PLAT THEREON ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, OLMASTED COUNTY, MINNESOTA.
PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CONTAINED IN DECLARATION OF CROSS-EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND, DATED JULY 16, 2001, RECORDED AUGUST 07, 2001 AS DOCUMENT NO. 882540. (ABSTRACT PROPERTY)

FLOOD NOTE:
By graphic plotting only, this property is in Zone X (Area of Minimal Flood Hazard) of the Flood Insurance Rate Map, Community Panel No. 27109C0302F, which bears an effective date of April 19, 2017. A portion of the parcel along the east property line is designated as having a 0.2% Annual Chance Flood Hazard. Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X), as shown on the map.

Table A Notes

- At the time of this field survey, there was no evidence of earth moving work, building construction or building conditions observed.
- At the time of this field survey, there was no evidence of recent street or sidewalk construction or repairs observed.



Notes Corresponding to Schedule B

- Drainage and utility easements as shown on the recorded plat of the 12 Seas Subdivision, HAVE BEEN VACATED PER DOC. NO. 883332.
- Terms and conditions of a final certificate to the State of Minnesota, dated November 06, 1976, recorded February 20, 1976, in Book 363 on Page 157, NATURE AND IS NOT SHOWN ON THE MAP.
- Covenants, conditions, easements, terms, obligations and restrictions as shown in the Declaration and Dedication of covenants, restrictions and conditions dated August 09, 1979, recorded August 10, 1979, in Book H-4, page 984, AFFECTS THE PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.
- Terms and conditions of and easements for the installation, replacement, maintenance and use of public utilities in favor of the City of Rochester pursuant to Document No. 740642, AFFECTS THE PROPERTY, AS SHOWN ON THE MAP.
- Resolution by the Common Council of the City of Rochester to amend resolution No. 270-82 by correcting the vacation to read as follows: Drainage easements on Lots 1 through 6, Block 2, The 12 Seas Subdivision, as contained in Document No. 883332, dated August 06, 2001, recorded August 16, 2001, HAVE BEEN VACATED PER DOC. NO. 883332.
- Easements, covenants, restrictions, terms, obligations and conditions as shown in the plat of the 12 Seas Subdivision, recorded August 21, 2005 as Document No. 1075627, AFFECTS THE PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.
- As assigned by Assignment and Assumption of Declaration of Cross-Easements and Covenants and Restrictions affecting Land to M&V Rochester, LLC, a Minnesota limited liability company, dated July 29, 2013, recorded July 30, 2013 as Document No. 1327833, AFFECTS THE PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.
- As assigned by Assignment and Assumption of Declaration of Cross-Easements and Covenants and Restrictions affecting Land to M&V Rochester, LLC, a Minnesota limited liability company, dated July 31, 2006, recorded June 23, 2006 as Document No. A-1104107, AS AFFECTS THE PROPERTY, IS NOT SHOWN ON THE MAP.
- Assignment and Assumption of Operating Agreements, dated January 27, 2006, recorded February 7, 2006 as Document No. A-1091393, AFFECTS THE PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.
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- Declaration of easements, terms, obligations and restrictions as shown in the plat of the 12 Seas Subdivision, recorded August 31, 2005 as Document No. 1074682, AFFECTS THE PROPERTY, IS BLANKET IN NATURE AND IS NOT SHOWN ON THE MAP.
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Zoning Information

ZONE	Type/General Commercial District	Contract File No.
RETAIL	REQUIRED	RETAIL
MAX. LOT AREA	NONE REQUIRED	388,224 S.F.
MAX. FRONTAGE	NONE REQUIRED	110'
MAX. BLDG. COVERAGE	50%	23,38'
MIN. SETBACKS FRONT	15'	FROM ADJACENT
MIN. SETBACKS SIDE	5'	9/19
MIN. SETBACKS REAR	0'	75.7'
MAX. BUILDING HEIGHT	40'	25.3'
PARKING REGULAR	NOT REQUIRED	426
PARKING HANDICAP	NOT REQUIRED	12
PARKING TOTAL	MAX. FEB 2013 S.F.	428