

## GENERAL NOTES

- The bearing base for this survey originated from the US State Plane Coordinate System 1983(2011) - North Dakota South 3302 Zone
- This property has a total area of 2,069,509 square feet or 16,187.1 acres of land.
- Parcel 2 is designated by Burleigh County, as Tax Map Parcel 0035-018-001. Parcel 3 is designated by Burleigh County, as Tax Map Parcel 0035-018-001.
- There was no observable evidence of cemeteries found at the time of this survey.
- The property has direct access along Ingalls Avenue and South 9th Street. Individual lots have direct private access to South 8th Street and South 9th Street. Private, unnamed interior roadways are variable width bituminous.
- The surveyor has received and examined a copy of First American Title Insurance Company's Commitment No. NCS-955143-CO and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference. The parties listed in the Certification are entitled to rely on the survey and the Certification as being true and accurate.
- Satellite photo shown hereon taken from Google Earth image dated 5/30/2017.
- There is no evidence of proposed changes in street right of way lines nor evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There is no evidence of oil, gas, or mineral exploration, extraction, or drilling on or under the Property.
- Above ground evidence of underground utilities observed on subject property is shown on the map. Visible and apparent above ground utilities have been depicted on the survey.
- By graphic plotting only, no structures appear to be lying within a special flood hazard area. No field work was performed to determine the location of the special flood hazard areas.
- There were no striped parking spaces observed at the time of the survey. Each home has sufficient designated parking area for 1 or more vehicles.
- There were no division or party walls observed in the process of conducting the fieldwork.
- In response to Table A Item 16, there was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- This survey only includes Parcel 2 and Parcel 3 of the title commitment on which this survey is based. Parcel 1 is included on a separate survey prepared by Healy Land Surveying.
- There are no mapped wetlands on the subject property. No field work was done to identify wetlands.

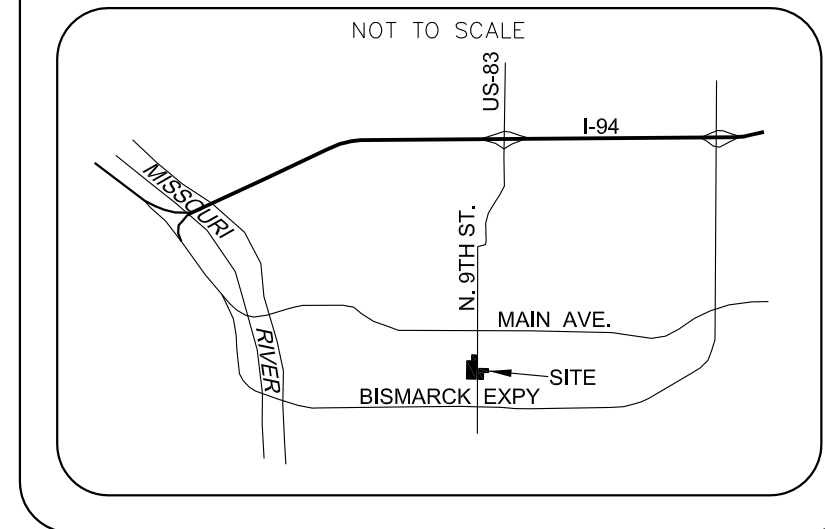
## SIGNIFICANT OBSERVATIONS

- A Fence on property corner. Reference monuments set.
- B Fence 0.2' east of property line
- C Fence 0.7' east of property line
- D Deck 1.5' west of property line

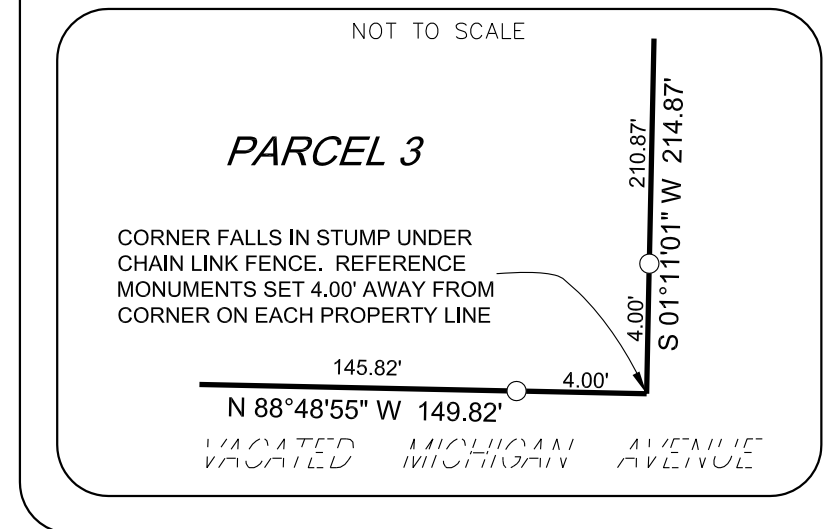
## LEGEND OF SYMBOLS & ABBREVIATIONS

- FOUND REBAR WITH CAP NO. LS-5288
- FOUND 1" IRON PIPE
- FOUND 3/4" IRON PIPE
- SET 3/4" REBAR WITH CAP NO. LS-10634
- ▼ SET SCRIBED "X" AND MAG NAIL IN CONCF
- (xxx) RECORD DATA
- POWER POLE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- OVERHEAD ELECTRIC LINE
- TELEPHONE PEDESTAL
- HYDRANT
- FENCE
- ← PRIVATE DRIVEWAY ACCESS

## VICINITY MAP



## DETAIL A



Bearings shown hereon are based on the US State Plane Coordinate System 1983(2011) - North Dakota South Zone 3302

## LEGAL DESCRIPTION

PARCEL 1  
AUDITOR'S LOT A OF PART OF BLOCKS 27 AND 28 OF COFFIN'S ADDITION AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 138 NORTH, RANGE 80 WEST, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, PURSUANT TO THE PLAT OF IRREGULAR DESCRIPTION FILED FOR RECORD AS DOCUMENT NO. 869774

AND

PARCEL 2  
LOTS 1-18 (INCLUSIVE), BLOCK 10, COFFIN'S ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, TOGETHER WITH THE SOUTH 40 FEET OF INGALLS AVENUE ADJACENT TO LOT 1, BLOCK 10, COFFIN'S ADDITION AND THE NORTH 1/2 OF VACATED INDIANA AVENUE LYING ADJACENT TO LOTS 12 AND 13, BLOCK 10, COFFIN'S ADDITION

AND

LOTS 1-24 (INCLUSIVE), BLOCK 19, COFFIN'S ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, TOGETHER WITH THE NORTH 40 FEET OF VACATED MICHIGAN AVENUE ADJACENT TO BLOCK 19, AND THE SOUTH 1/2 OF VACATED INDIANA AVENUE LYING ADJACENT TO LOTS 1 AND 24, BLOCK 19, COFFIN'S ADDITION

AND

PARCEL 3  
LOTS 1-5 (INCLUSIVE) AND LOTS 13-24 (INCLUSIVE), BLOCK 18, COFFIN'S ADDITION TO THE CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, TOGETHER WITH THE NORTH 1/2 OF VACATED MICHIGAN AVENUE LYING ADJACENT TO LOT 13, BLOCK 18, COFFIN'S ADDITION

## SURVEYOR'S DESCRIPTION

That part of Blocks 10, 18 and 19, part of Vacated Ingalls Avenue, part of Vacated Indiana Avenue and part of Vacated Michigan Avenue, all in COFFIN'S ADDITION to the City of Bismarck, Burleigh County, North Dakota described as follows:

Beginning at the northwest corner of Lot 18, Block 10, COFFIN'S ADDITION to the City of Bismarck, Burleigh County, North Dakota; thence South 88°48'00" East, assumed bearing along the north line of said Lot 18, a distance of 150.52 feet to the northeast corner of said Lot 18; thence North 01°12'37" East along the west line, and its northerly extension, of Lots 1-6, said Block 10 a distance of 189.83 feet to the centerline of said Vacated Ingalls Avenue; thence South 88°48'45" East, along said centerline, a distance of 150.64 feet to the west line of South Ninth Street; thence South 01°14'44" West, along said line a distance of 759.44 feet to the centerline of Vacated Michigan Avenue; thence North 88°45'47" West, along said line, a distance of 300.34 feet to the east line of South Eighth Street; thence North 01°10'30" East, along said line a distance of 569.39 feet to the Point of Beginning. Containing 4.5874 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Together with that part of Block 18, and part of Vacated Michigan Avenue, all in COFFIN'S ADDITION to the City of Bismarck, Burleigh County, North Dakota described as follows:

Beginning at the northwest corner of said Block 18; thence South 88°50'31" East, assumed bearing along the north line of said Block 18, a distance of 300.12 feet to the northeast corner of said Block 18; thence South 01°13'28" West, along the east line of said Block 18, a distance of 124.93 feet to the southeast corner of Lot 5, said Block 18; thence North 88°50'01" West, along the south line of said Lot 5, a distance of 149.97 feet to the southwest corner of said Lot 5; thence South 01°11'01" West, along the east line of Lots 13-19, said Block 18 and its southerly extension, a distance of 214.87 feet to the centerline of Vacated Michigan Avenue; thence North 88°48'55" West, along said line, a distance of 145.82 feet to the east line of South Ninth Street; thence North 01°08'35" East, along said line, a distance of 339.71 feet to the Point of Beginning. Containing 1.5997 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955143-CO, dated April 9, 2019.

## ALTA/NSPS LAND TITLE SURVEY

Holiday Park Manufactured Home Community  
600 S. 9th Street  
Bismarck, North Dakota

## Surveyor's Certification

To: First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Terveen Manufactured Homes LLC; Holiday Estates of Bismarck LLC, a Delaware limited liability company; and MKAssociates, Inc.

This is to certify that this map or plat 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), 8, 9, 10(a), 13, 16, 17, 19 and 20 of Table A thereof.

The field work was completed on May 12, 2019.

Date of Plat or Map: July 22, 2019

*Thomas M. Healy*  
Surveyor's Signature

Registered Surveyor: Thomas M. Healy  
Registration Number: LS-10634  
In the State of: North Dakota



PROJ. NAME: Holiday Park MHC  
ADDRESS: 700 South 12th Street  
MKA PROJECT No.: 6480-19-5702:002  
CITY: Bismarck STATE: North Dakota

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

## SCHEDULE B - TITLE EXCEPTION NOTES

Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955143-CO, dated April 9, 2019.

- Reservations and exceptions as contained in the Patent from the United State of America to Charles Wolf dated May 16, 1878, and filed for record October 7, 1879 in Book A, Page 539, which grants SE 1/4 of Sec 4, Township 138 North, Range 80 West. See instrument for full particulars. Affects the subject parcel, is blanket in nature as to Parcels 2 and 3 and is not shown on the map.
- Plat of Coffin's Addition to the City of Bismarck, North Dakota, including dedication of streets, rights of way, and easements to the public for public use, file for record December 2, 1882 in Book A of Plats. Affects the subject parcel, is blanket in nature as to Parcels 2 and 3 and is not shown on the map.
- Easement in favor of City of Bismarck dated February 3, 1960, filed for record February 17, 1960 in Book 335, Page 392 over a strip of land 20 feet wide beginning at a point on the center line of Indiana Avenue and the East line of Eighth Street, said point being forty feet south of the SW corner of Block 10 Coffin's Addition, thence running east to a point on the west line of Ninth street and forty feet south of the SE corner of Block 10. See instrument for full particulars. Note: The Company makes no representation as to the current ownership of this interest. Affects Parcel 2 as shown on the map.
- Perpetual Interface Pedestal Easement in favor of Northwestern Bell Telephone Company dated October 21, 1982, filed November 12, 1982 as Document No. 333216. See instrument for full particulars. Note: the Company makes no representation as to the current ownership of this interest. Does not affect subject parcel.
- Underground Gas Line Easement in favor of Montana-Dakota Utilities Co. dated August 3, 1984, filed August 31, 1984 as Document No. 352563. See instrument for full particulars. Note: The Company makes no representation as to the current ownership of this interest. Does not affect Parcel 2 or Parcel 3 and is not shown on the map.
- Plat of Irregular Description Auditor's Lot A of Part of Blocks 27 & 28 of Coffin Addition and part of the SE 1/4, Section 4, Township 138 North, Range 80 West of the 5th P.M., filed for record March 22, 2018 at 1:19 PM, as Document No. 869774. Does not affect Parcel 2 or Parcel 3 and is not shown on the map.

Parking Tabulation:  
No striped parking spaces were observed at the time of the survey  
1 parking space per dwelling unit (78 mobile home pads)  
Per aerial photography, there is sufficient parking at each mobile home pad for 1 or more vehicles

## FLOOD ZONE NOTE

By graphic plotting only, this property is in Zones X "0.2% Annual Chance Flood Hazard" and Zone X "Area of Minimal Flood Hazard" of the Flood Insurance Rate Map, Community Panel No. 380150C0795D, which bears an effective date of 8/4/2014 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  
Healy Land Surveying  
P.O. Box 221  
Niagara, WI 54151  
Phone: 715-548-0566  
info@healysurveying.com

Surveyor's Drawing No.: 19-0636.dwg  
Surveyor's Site Ref.: 19-0636  
Checked by: TMH Drawn by: TMH  
GRAPHIC SCALE: 1" = 60'

## GENERAL NOTES

- The bearing base for this survey originated from the US State Plane Coordinate System 1983(2011) - North Dakota South 3302 Zone
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Survey Prepared By:

**HEALY**  
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Healy Land Surveying  
P.O. Box 221  
Niagara, WI 54151  
Phone: 715-548-0566  
info@healysurveying.com

Surveyor's Drawing No.:	19-0636.dwg
Surveyor's Site Ref.:	19-0636
Checked by: TMH	Drawn by: TMH

GRAPHIC SCALE: 1" = 60'

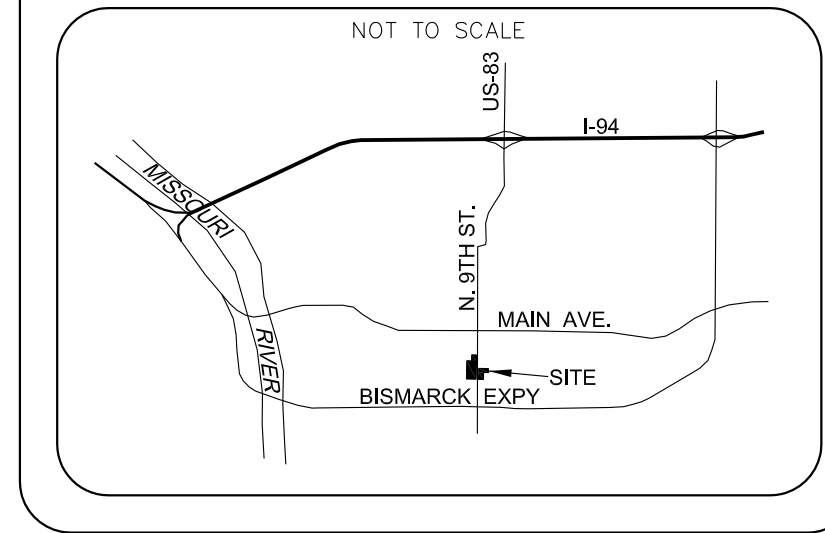
## LEGEND OF SYMBOLS & ABBREVIATIONS

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- SET 3/4" REBAR WITH CAP NO. LS-10634
- ▼ SET SCRIBED "X" AND MAG NAIL IN CONCR
- (xxx) RECORD DATA
- ⚡ POWER POLE
- ⚡ LIGHT POLE
- ⊕ ELECTRIC TRANSFORMER
- OVERHEAD ELECTRIC LINE
- ☎ TELEPHONE PEDESTAL
- ⚓ HYDRANT

## SIGNIFICANT OBSERVATIONS

Refer to Sheet 1 of 2 Sheets for Significant Observations

## VICINITY MAP



Bearings shown hereon are based on the US State Plane Coordinate System 1983(2011) - North Dakota South Zone 3302



## LEGAL DESCRIPTION

PARCEL 1  
AUDITOR'S LOT A OF PART OF BLOCKS 27 AND 28 OF COFFIN'S ADDITION AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 138 NORTH, RANGE 80 WEST, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, PURSUANT TO THE PLAT OF IRREGULAR DESCRIPTION FILED FOR RECORD AS DOCUMENT NO. 869774

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## SURVEYOR'S DESCRIPTION

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Beginning at the northwest corner of Lot 18, Block 10, COFFIN'S ADDITION to the City of Bismarck, Burleigh County, North Dakota; thence South 88°48'00" East, assumed bearing along the north line of said Lot 18, a distance of 150.52 feet to the northeast corner of said Lot 18; thence North 01°12'37" East along the west line, and its northerly extension, of Lots 1-6, said Block 10 a distance of 189.83 feet to the centerline of said Vacated Ingalls Avenue; thence South 88°48'45" East, along said centerline, a distance of 150.64 feet to the west line of South Ninth Street; thence South 01°14'44" West, along said line a distance of 759.44 feet to the centerline of Vacated Michigan Avenue; thence North 88°45'47" West, along said line, a distance of 300.34 feet to the east line of South Eighth Street; thence North 01°10'30" East, along said line a distance of 569.39 feet to the Point of Beginning. Containing 4.5874 acres, more or less and subject to all easements, restrictions and reservations of record, if any.

Together with that part of Block 18, and part of Vacated Michigan Avenue, all in COFFIN'S ADDITION to the City of Bismarck, Burleigh County, North Dakota described as follows:

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Being the same tract of land described in a Title Report prepared by First American Title Insurance Company's Commitment No. NCS-955143-CO, dated April 9, 2019.

## ALTA/NSPS LAND TITLE SURVEY

Holiday Park Manufactured Home Community  
600 S. 9th Street  
Bismarck, North Dakota

### Surveyor's Certification

To: First American Title Insurance Company, its successors and assigns; Havenpark Capital Partners, LLC, a Utah limited liability company; Fannie Mae, a corporation organized and existing under the laws of the United States, and Bellwether Enterprise Mortgage Investments, LLC, a Maryland limited liability company, together with their respective successors and/or assigns, as their interests may appear; Terveen Manufactured Homes LLC; Holiday Estates of Bismarck LLC, a Delaware limited liability company; and MKAssociates, Inc.

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The field work was completed on May 12, 2019.

Date of Plat or Map: July 22, 2019

*TMH*  
Surveyor's Signature

Registered Surveyor: Thomas M. Healy  
Registration Number: LS-10634  
In the State of: North Dakota



PROJ. NAME: Holiday Park MHC  
ADDRESS: 700 South 12th Street

MKA PROJECT No.: 6480-19-5702-002  
CITY: Bismarck STATE: North Dakota



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