



LEGAL DESCRIPTION

Lot 2, Block 1, Valley Village Jax Addition, Hennepin County, Minnesota.
Torrens Property

NOTES CORRESPONDING TO SCHEDULE B:

13. The boundary lines of said Lot 2 have been marked by Judicial Landmarks set pursuant to Torrens Case No. 19424 as shown on plat of Valley Village Jax Addition per Order T2061555, all as shown as a recital on the certificate of title. (FOUND/LOCATED JLM MARKED ON SURVEY CORNERS AS SHOWN)
14. Subject to an electric transmission line easement and other related rights in favor of Northern States Power Company over that part of the above described line as determined in Torrens Case No. 19424 and as more fully described in Court Order Document Number 2061555, all as shown as a recital on the certificate of title.
(AS SHOWN ON SURVEY)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.



LAND TITLE SURVEY

ALTA/NSPS
for:
ABC INVESTMENTS LLC

SITE: 604 LILAC DRIVE NORTH GOLDEN VALLEY, MINNESOTA

CERTIFICATION:

To ABC Investment, LLC, a Minnesota limited liability company; First Bank & Trust, its successors and/or assigns as their interest may appear; Stewart Title Guaranty Company and Land Title, Inc:

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, 4, 6, 11, 13, 14, 16, 19 of Table A, thenceaf.

The field work was completed on October 20, 2023.

Date of Plat or Map: October 23, 2023

Thomas E. Hodoroff
Thomas E. Hodorff, L.S.
Minn. Reg. No. 23677

HARRY S. JOHNSON CO., INC.
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