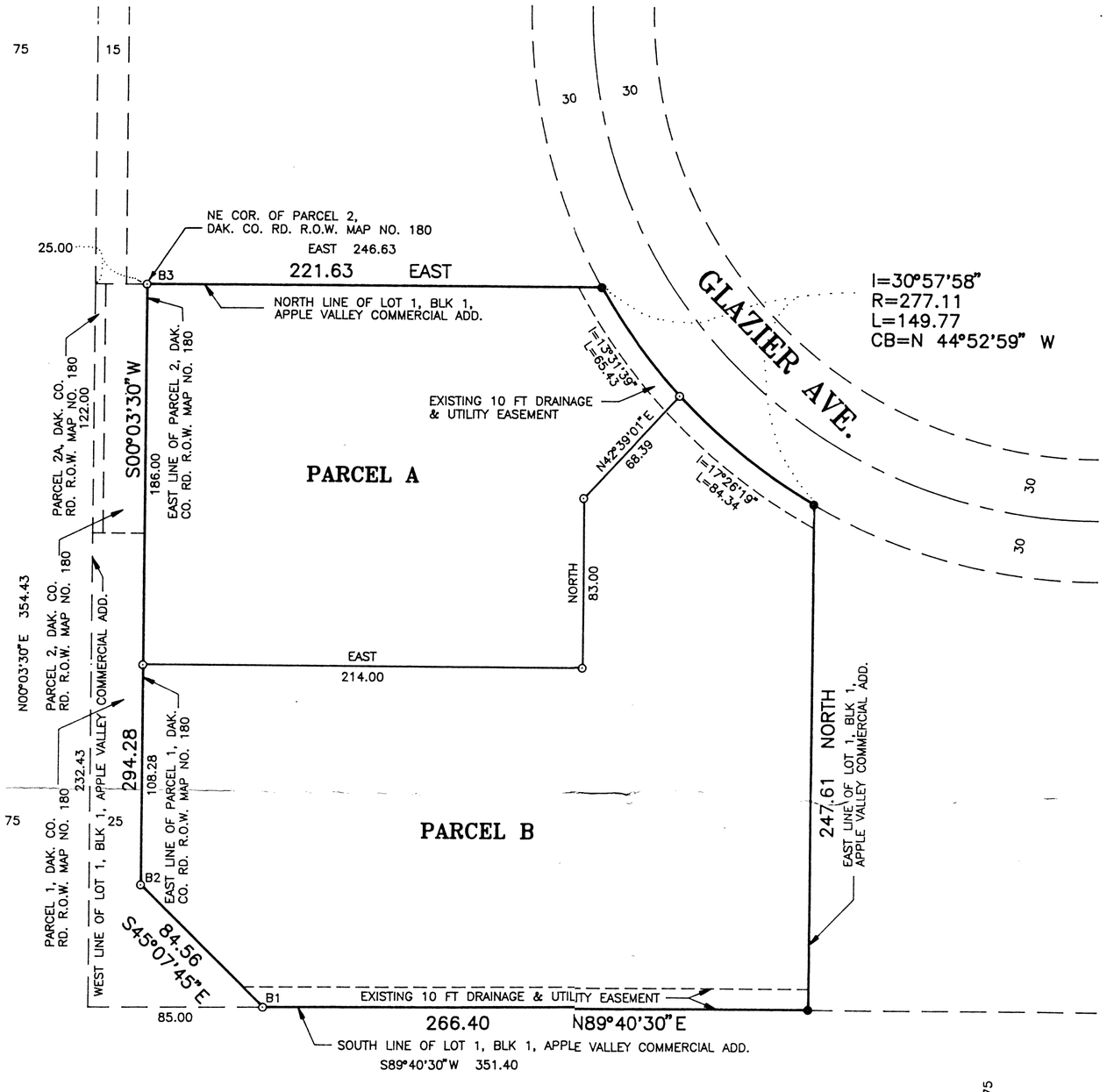
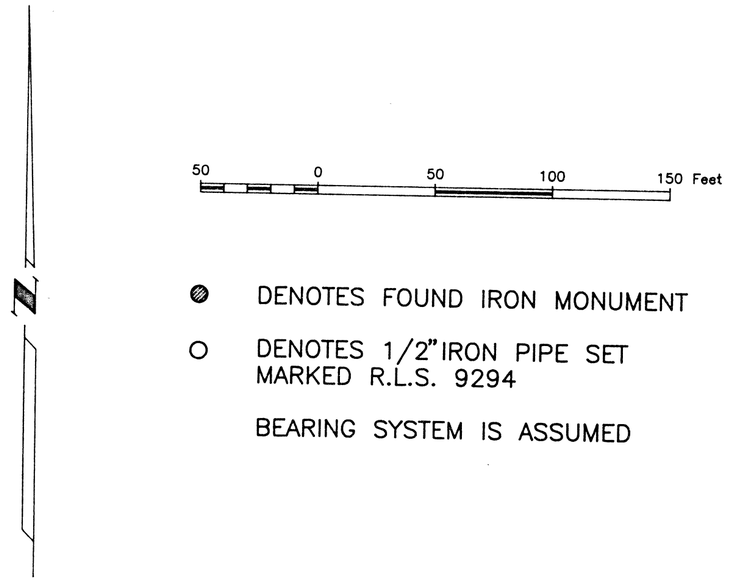




PARCEL A

That part of Lot 1, Block 1, APPLE VALLEY COMMERCIAL ADDITION, on file and o
record in the office of the County Recorder, Dakota County, Minnesota, lying
easterly of PARCELS 1 and 2 of DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 180,
file and of record in the office of the County Recorder, Dakota County,
Minnesota and lying northerly and westerly of the following described line:

Commencing at the northeast corner of PARCEL 2 of DAKOTA COUNTY ROAD RIGHT OF
WAY MAP NO. 180, said point designated as B3 on said right of way map; thenc
S0°03'30"W, bearing assumed, along the east line of PARCELS 1 and 2, said lin
designated as B3 to B2 on said right of way map, a distance of 186.00 feet to
the point of beginning of the line to be described; thence East a distance of
214.00 feet; thence North a distance of 83.00 feet; thence N42°39'01"E a
distance of 68.39 feet to the southwesterly right of way of Glazier Avenue an
there terminating.
Subject to easements of record, if any.
Containing 42,295 square feet, more or less.

Parcel B

That part of Lot 1, Block 1, APPLE VALLEY COMMERCIAL ADDITION, on file and of
record in the office of the County Recorder, Dakota County, Minnesota, lying
easterly of PARCELS 1 and 2 of DAKOTA COUNTY ROAD RIGHT OF WAY MAP NO. 180,
file and of record in the office of the County Recorder, Dakota County,
Minnesota and lying southerly and easterly of the following described line:

Commencing at the northeast corner of PARCEL 2 of DAKOTA COUNTY ROAD RIGHT OF
WAY MAP NO. 180, said point designated as B3 on said right of way map; thenc
S0°03'30"W, bearing assumed, along the east line of PARCELS 1 and 2, said lin
designated as B3 to B2 on said right of way map, a distance of 186.00 feet to
the point of beginning of the line to be described; thence East a distance of
214.00 feet; thence North a distance of 83.00 feet; thence N42°39'01"E a
distance of 68.39 feet to the southwesterly right of way of Glazier Avenue an
there terminating.
Subject to easements of record, if any.
Containing 64,709 square feet, more or less.

MISC5:D701 DDXXXVIII

I hereby certify to Shervoss Co. and Signal Bank, Inc. that this is a true and correct survey of the above described property and correctly shows the location of all buildings, structures and visible improvements on said described property; that there are no visible encroachment onto adjoining properties, streets, or alleys by any of said buildings, structures, or improvements; that there are no visible right of ways or easements on said described property other than shown thereon; that there are no party walls or visible encroachments on said described property by buildings, structures, or other improvements situated on adjoining property except as shown on said plat of survey. As survey by me or under my direct supervision this 22nd day of August, 1995.

John F. Dwyer

John F. Dwyer, Registered Land Surveyor No. 9294

DWYER & ASSOCIATES, INC.
Land Surveyors
875 Spiral Boulevard
Hastings, Minnesota 55033
Bus: (612) 437-2909 FAX (612) 437-4979



BOUNDARY SURV

SCALE: 1"=50'

DATE: 8/8/95

SHERVOSS CO.

APPLE VALLEY, MN.