Exhibit A
Preparation and Submittal
*MnDOT Perspective*

2015 AirTap Conference
Matt Lebens, P.E.
Goal will be to improve the Exhibit A/Property Map preparation and review process in all cases;

- When Exhibit A is part of an ALP or stand-alone
- NPIAS (airports in Federal system) and non-NPIAS airports
- Airports with ‘cleaner’ property issues and those with more ‘messy’ ownership & encumbrances.
The Exhibit A review will verify:

- ALP preparer has Researched and Gathered all property ownership and encumbrance records (recorded or un-recorded) that may affect the existing conditions and future development at the airport
- Verify all data entered into the table of parcels and encumbrances on the exhibit A is complete and correct
- Verify that property data is properly shown on the airport plan view map
Types of property records;
- Deeds, Plats, Easements, Encumbrances, etc. recorded at Counties
- Mn/DOT (or other agencies’) right-of-ways
- Unrecorded Encumbrances (traditional/established uses, ‘handshake agreements’, Railroad, Utilities (above and below ground), etc.
Sources of property records:

- Owner and Encumbrance Reports. Usually prepared by an Abstract Company from Recorded County Records.
Example ALP – Hawley Mn

- Date Recorded
- Legal Description
- Location in the section/county
- How parcel lays on the property (determined to be parcel #1 on map)
- Size
- Easements
- Recorder’s Stamp
- Book and Page#
The AIP/State Project by which the land was acquired can be determined by MnDOT Aeronautics in most cases. The project info will describe the funding types and amounts used to purchase parcels.

MnDOT Office of Aeronautics can provide available AIP/State Project information to the Exhibit A preparer.
Other types of property interests that might not be in owner & encumbrance report:

- Township Road without recorded right-of-way
- Private properties accessing airport entrance road

TH 10
Other Kinds of property records and information:

- Federal, State and Local Government agency records may be found elsewhere.
- Railroad Right of Way
- Tribal Lands
- Informal allowed uses
- There could be others

Th10 Right-of-way map of property adjacent to Hawley airport from MnDOT
Revised Exhibit A guidelines will be included
QUESTIONS?

Email: Matthew.lebens@state.mn.us

MNDOT AERONAUTICS WEBSITE:
www.dot.state.mn.us/aero

Your Destination...Our Priority