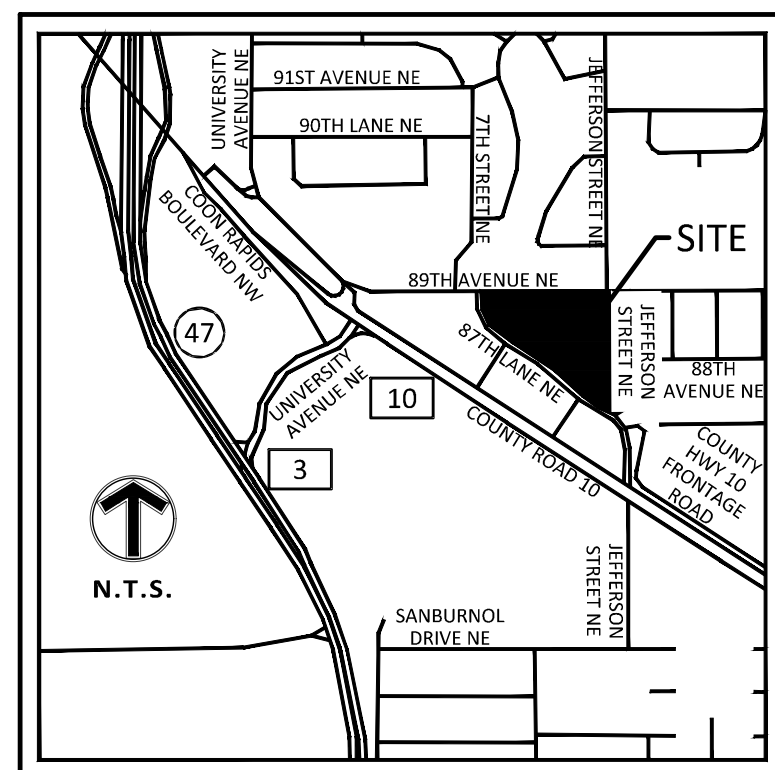


NORTH  
SCALE 0 50 100  
IN FEET

VICINITY MAP



(NOT TO SCALE)

DESCRIPTION

Real property in the City of Blaine, County of Anoka, State of Minnesota, described as follows:

Parcel 1:

Lots 1, 2, and 3, Block 1; Lots 1 and 2, Block 2; and Lot 1, Block 6; all in Muir's Northtown 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

AND

Lot 9, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota.

AND

That part of Lot 8, Auditor's Subdivision No. 143, according to the recorded plat thereof, Anoka County, Minnesota, described as follows: Commencing at the southeast corner of Lot 9, said Auditor's Subdivision No. 143, and proceeding thence West on the south line of said Lot 9 to the southwest corner of said Lot 9; and proceeding thence South and parallel to the east line of said Lot 8 for a distance of 90 feet; and proceeding thence East and parallel to the south line of said Lot 9 to the east line of said Lot 8; and proceeding thence North on the said line to the point of commencement herein.

AND

That part of Terrace Road vacated by Ordinance No. 89-1153 recorded as Document No. 863875, and Ordinance No. 89-1172 recorded as Document No. 880521, all in the records of the County Recorder, Anoka County, Minnesota.

AND

That part of Jefferson Street vacated by Ordinance No. 89-1172 recorded as Document No. 880521 in the records of the County Recorder, Anoka County, Minnesota.

ABSTRACT PROPERTY

File No. 406100, Office of Register of Deeds, State of Minnesota, County of Anoka.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed LAND SURVEYOR under the laws of the State of Minnesota.

Mark R. Salsbery  
Registration No. 33933 Date: 10/07/2022

If applicable, contact us for a wet signed copy of this survey which is available upon request at Sambatek's, Minnetonka, MN office.

PROPERTY SUMMARY

- Subject property's address: 551 87th Lane NE, its property identification number: 31-31-23-31-0016.
- The areas for LOT 1 AND LOT 2, BLOCK 1 are as follows:  
Lot 1 = 270,566 Square Feet or 6.211 Acres  
Lot 2 = 305,220 Square Feet or 7.007 Acres  
Total Gross Area 575,785.51 Square Feet or 13.218 Acres
- The zoning district of the subject property and adjoining properties is shown per City of Blaine zoning map dated 12/2020.

SURVEY NOTES

- The bearing system is based on the Anoka County coordinate system, NAD83 (1986 Adjust).
- The field work was completed by Bock & Clark Corporation, an NVS Company dated: 12/22/2020.

CONTACT INFORMATION

Owner/Subdivider: Blaine/Atlantic Funding LLC 225 Edmor Road West Palm Beach, FL 33405	Designer: Sambatek, Inc. 12800 Whitewater Dr Suite 300 Minnetonka, MN 55343	Surveyor: Sambatek, Inc. 12800 Whitewater Dr Suite 300 Minnetonka, MN 55343
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LEGEND

- |                          |                                 |                      |
|--------------------------|---------------------------------|----------------------|
| ● FOUND MONUMENT         | — BOUNDARY LINE                 | - - - EASEMENT LINE  |
| ⊗ GATE VALVE / HYDRANT   | - - - RIGHT-OF-WAY LINE         | - - - SETBACK LINE   |
| ⊙ SANITARY MANHOLE       | - - - UNDERLYING / ADJACENT LOT | △ RESTRICTED ACCESS  |
| ⊕ CLEAN OUT              | - - - TIE LINE                  | ○ TREE LINE          |
| ⊙ STORM MANHOLE          | - - - SECTION LINE              | ▬ CONCRETE CURB      |
| ⊙ STORM CATCH BASIN      | (100.00) DEED DISTANCE          | ▬ BUILDING LINE      |
| △ FLARED END SECTION     | — WATERMAIN                     | ▬ BUILDING CANOPY    |
| △ TRANSFORMER            | — SANITARY SEWER                | ▬ BITUMINOUS SURFACE |
| ★ LIGHT                  | — STORM SEWER                   | ▬ CONCRETE SURFACE   |
| ✓ GUY ANCHOR             | — UNDERGROUND ELECTRIC          | ○ DECIDUOUS TREE     |
| ⊕ UTILITY POLE           | — UT UNDERGROUND TELEPHONE      | ○ CONIFEROUS TREE    |
| ● GUARD POST             | — UG UNDERGROUND GAS            | ○ SPOT ELEVATION     |
| — SIGN                   | — OE OVERHEAD ELECTRICAL WIRE   | ○ CONTOUR            |
| ⊙ GAS METER              | — CHAIN LINK FENCE              | ○ SOIL BORING        |
| ⊙ GAS MANHOLE            | — WOOD FENCE                    | ○ REGULAR PARKING    |
| ⊙ ELECTRIC MANHOLE       | — WIRE FENCE                    | ○ STALL COUNT        |
| ⊙ ELECTRIC METER         | — WET LAND                      | ○ TRAFFIC MARKERS    |
| ⊙ TELEPHONE PEDESTAL     | — RETAINING WALL                |                      |
| ⊙ CABLE TV BOX           | — BLOCK RETAINING WALL          |                      |
| ⊙ COMMUNICATIONS MANHOLE | — STONE RETAINING WALL          |                      |
|                          | — POND / WATER LINE             |                      |
|                          | — FEMA FLOOD ZONE LINE          |                      |

NO	DATE	BY	CKD	APPR	COMMENT

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction or permit purposes.

Engineer: MARK ANDERSON, P.E.  
P.E. No. 37409 Date: 10/31/2022

PRELIMINARY  
10-31-2022  
DESIGN REVIEW  
PERMIT SUBMITTAL  
CONSTRUCTION DOCUMENTS

DRAWN BY  
JCF  
DESIGNED BY  
JW  
CHECKED BY  
MRS  
PROJECT NO.  
51168

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Engineering | Surveying | Planning | Environmental

PRELIMINARY PLAT  
BLAINE / ATLANTIC FUNDING, LLC  
BLAINE LAKES APARTMENTS  
LOTS 1 AND 2, BLOCK 1  
BLAINE, MINNESOTA

SHEET  
**C1.02**  
2 OF 5  
REV. 0

24.15 (LWS TECH) | RENE GONZALEZ | 10/7/2022 2:36:41 PM  
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