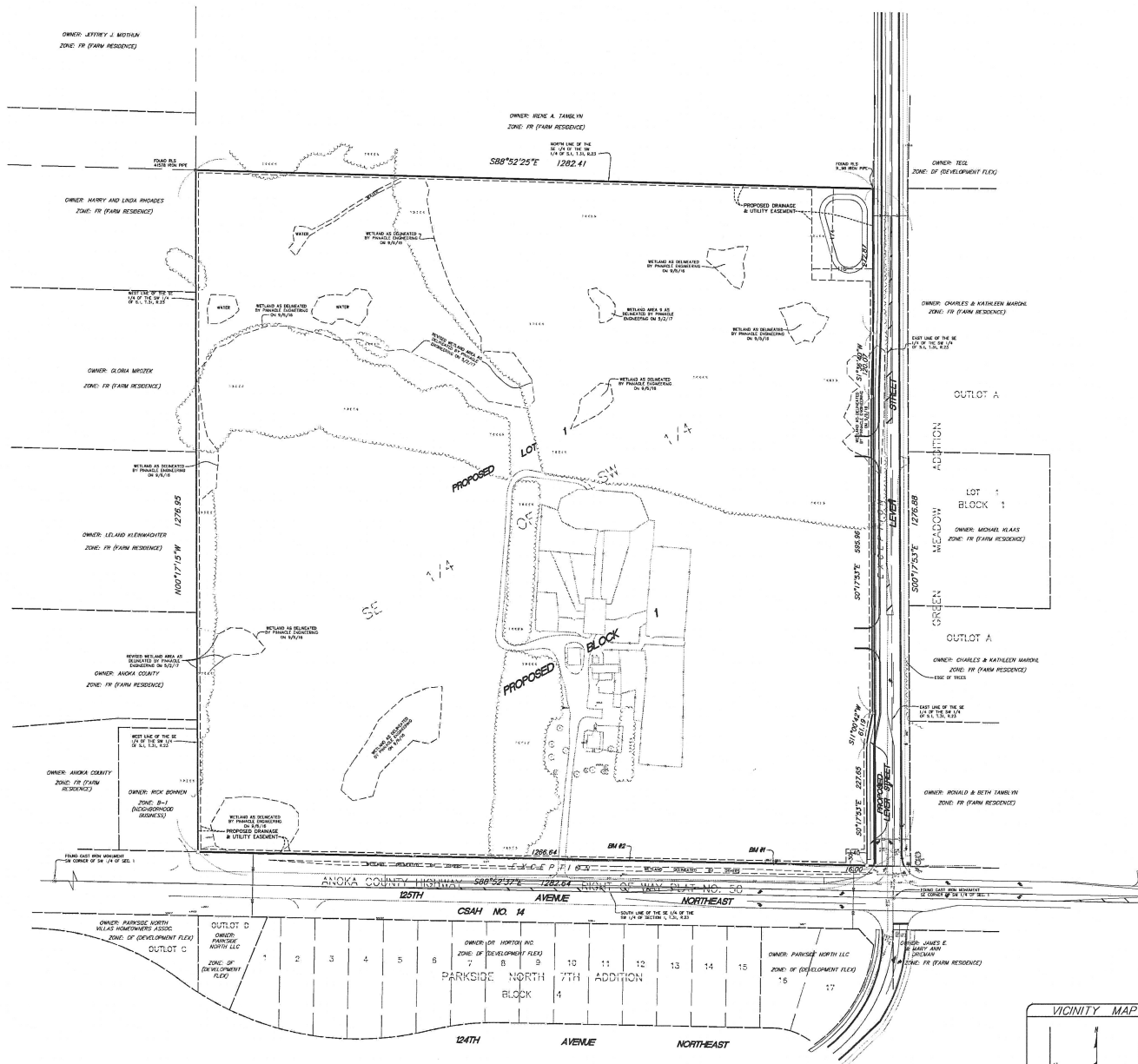


Case File No. 17-0052
Blaine Elementary School

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





DESCRIPTION OF PROPERTY SURVEYED

The SE 1/4 of the SW 1/4 of Section 1, Township 31, Range 23, except roads subject to assessment of record, Anoka County, Minnesota.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTE

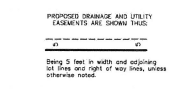
1.) Survey coordinate basis: Anoka County Coordinate System

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking association, the exact location of underground utilities cannot be accurately conveyed and reliably depicted. In addition, Copier State One Call locates requests from surveyors may be ignored or result in an inaccurate response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Copier State One Call, ticket numbers 162450081 and 173042370.
- 4.) Contact COPPER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 5.) Private utilities are shown as marked by Hance Locating Services, Inc. on September 9, 2016. Private utilities are those utilities installed for the use of their owner, typically by someone other than a Copier State One Call registered utility operator.

ZONING NOTE

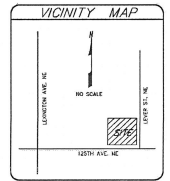
- 1.) The Blaine City Council at the February 15, 2016 meeting approved Ordinance No. 16-2397 granting a Rezone from FR (Farm Residential) to DF (Development Flex).



LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument
- AGP Denotes above ground pipe
- BE Denotes building entrance
- CBX Denotes communication box
- CSL Denotes concrete steps
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- EO Denotes electric outlet
- GM Denotes gas meter
- GP Denotes guard post
- GI Denotes structure invert
- LA Denotes landscaping
- MB Denotes mailbox
- OD Denotes overhead door
- OEL Denotes overhead electric line
- EP Denotes per plan/not field verified
- PE Denotes polyethylene pipe
- PP Denotes power pole
- PP-L Denotes power pole with light and transformer
- PVC Denotes polyvinyl chloride pipe
- RD Denotes roof drain
- SAN Denotes sanitary sewer manhole
- SAN S Denotes sanitary sewer
- TCS Denotes traffic control sign
- UCC Denotes underground communication line
- UEC Denotes underground electric line
- CED Denotes Cedar tree
- CRAB Denotes Drabopole tree
- EV Denotes anemone tree
- LOC Denotes Locust tree

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.
 Dated this 28th day of February, 2018
 SUNDE LAND SURVEYING, LLC
 By: *Arlee J. Carlson*
 Arlee J. Carlson, P.L.S. Min. Lic. No. 44900



BENCHMARKS (BM)
(NDVD 25)

- 1.) Top of railroad spike set in north face of first power pole west of Lever Street and on the north side of 125th Avenue. Elevation = 965.17 feet.
- 2.) Top of railroad spike set in north face of second power pole west of Lever Street and on the north side of 125th Avenue. Elevation = 962.47 feet.

OWNERS/DEVELOPERS

Independent School District #11
 2727 Ferry Street North
 Anoka, MN 55303
 Contact Person: Steve Anderson
 Phone: (763) 526-1203

CIVIL ENGINEER:

Anderson-Johnson Associates
 7575 Golden Valley Road, Suite 200
 Golden Valley, MN 55427
 Contact Person: Jay Pomroy
 Phone: (763) 544-7129

ARCHITECT:

AT&M Inc.
 8501 Golden Valley Road, Suite 200
 Minneapolis, MN 55427
 Contact Person: David W. Maroney
 Phone: (763) 345-2331

AREAS

Proposed Lot 1 = 1,630,302 square feet or 37,426 acres
 Proposed Lever St. dedication = 8,669 square feet or 0.158 acres
 Gross = 1,637,971 square feet or 37,584 acres

Revised Preliminary Plat per comments	MAP 15-05-2018
Revised Preliminary Plat per comments	MAP 15-01-2018
Preliminary Plat	MAP 12-28-2018
Revised 50% area post utility construction	DPD 11-19-2017
Revised NRI, Wetland area per Pinnaea Eng.	MD 15-15-2017
By: <i>Arlee J. Carlson</i>	By: <i>Arlee J. Carlson</i>

Drawing File: **PRELIMINARY PLAT**
 OF:
ANOKA HENNEPIN THIRD ADDITION

Project: 2018-109-0 By: Arlee J. Carlson Date: 2/28/2018
 Township: 31 Range: 23 Section: 1
 Job Title: 901 East Hennepin Avenue, (20th & 18th)
 Anoka, Minnesota 55428-1402
 651-881-5433 Fax: 651-888-6235
 www.sundesurveying.com
 Sheet: 1 of 1