



95TH AVE

POLK ST

CLOVER LEAF PKWY

Lot 2, Block 1, Cloverleaf Commerce Center 4th Addition

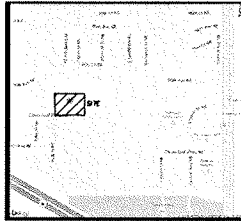
Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180



ALTA/ACSM LAND TITLE SURVEY

for CITY OF BLAINE
for 1011 CLOVERLEAF PARKWAY
BLAINE, MN 55434

VICINITY MAP
PART OF SEC. 29, TWP. 54, R1G. 23



ANOKA COUNTY, MINNESOTA
NO SCALE

CERTIFICATION

I hereby certify to (Fee Owner), (Mortgage Company), and to (Title Company), that this is a survey of:

(LEGAL DESCRIPTION FROM TITLE COMMITMENT)

and is based upon information found in the commitment for title insurance prepared by (Title Company), File No. XXXXXXXXXXXX, dated effective February 10, 2015 at 9:33 AM, and shows the locations of all buildings, structures, or improvements on said property, that there are no visible rights of way or easements on said described property other than shown or noted hereon; 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 or noted hereon; that all easements, if any, listed in Schedule B on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM, and NSPS in 2011, and (2) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a) (location of utilities per visible, above ground on-site observation), 13, 16 and 18 of Table A thereof.

I further certify that this survey 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.

Date: January 16th, 2015

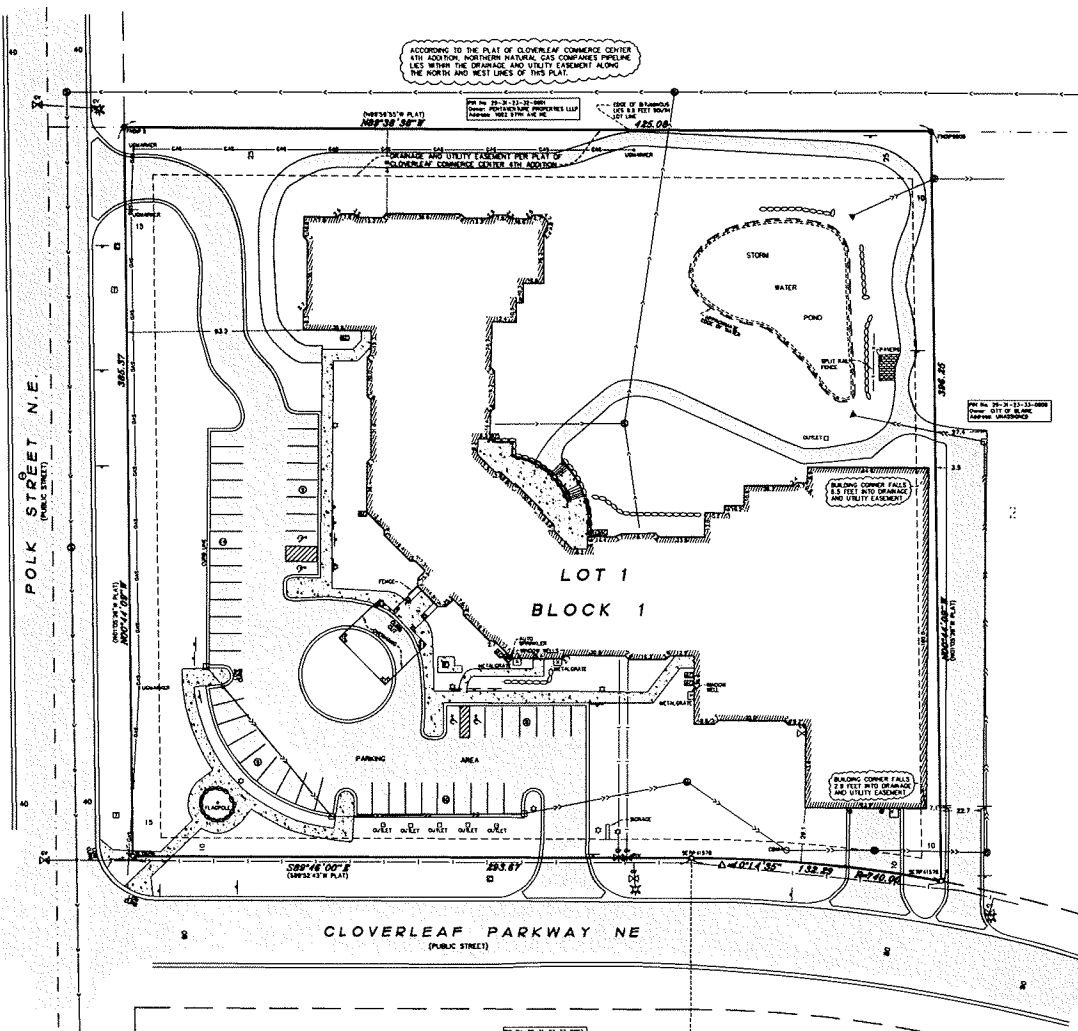
E. G. Rud & Sons, Inc.

PRELIMINARY

Jason E. Rud, Land Surveyor
Minnesota License No. 41576

GENERAL NOTES

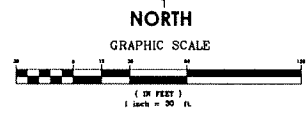
- Fee ownership is vested in Blaine Economic Development Authority Parcel ID Number: 29-31-23-33-0008.
- Address of the surveyed premises: 1011 Cloverleaf Parkway NE, Blaine, MN 55434.
- Bearings shown hereon are based on Anoka County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 500-Year Floodplain), according to Flood Insurance Rate Map Community Panel No. 270007 0006 D by the Federal Emergency Management Agency, effective date June 17, 2002.
- Boundary area of the surveyed premises: 164,102± sq. ft. (3.77 acres).
A search of the City of Blaine's website indicates that the surveyed premises shown on this survey is currently zoned DF-(Development Flex). A zoning endorsement letter has not been provided for this ALTA Survey. For additional information contact the Planning and Zoning Department at the City of Blaine at (763) 785-6180.
- There are 109 marked or striped parking areas onsite (46 regular above ground, 4 handicapped above ground, 55 regular underground, 3 handicapped underground and 1 wash station).
- The surveyed premises has access to Cloverleaf Parkway NE and Polk Street NE, both public streets.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Copher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site was completed on January 14, 2015.
- There was no observed evidence of current earth moving work, building construction or building addition.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- (TITLE COMPANY), Commitment No. XXXXXXXXXXXX, Schedule B-II Survey Related Exceptions:



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41576
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- DENOTES SIGN
- DENOTES LIGHT POLE
- DENOTES AIR CONDITIONING UNIT
- DENOTES CABLE PEDESTAL
- DENOTES TELEPHONE PEDESTAL
- DENOTES TELEPHONE MANHOLE
- DENOTES FENCE
- DENOTES RAILING
- DENOTES RETAINING WALL
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES UNDERGROUND GAS LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



NO.	DATE	DESCRIPTION	BY
1			
2			
3			