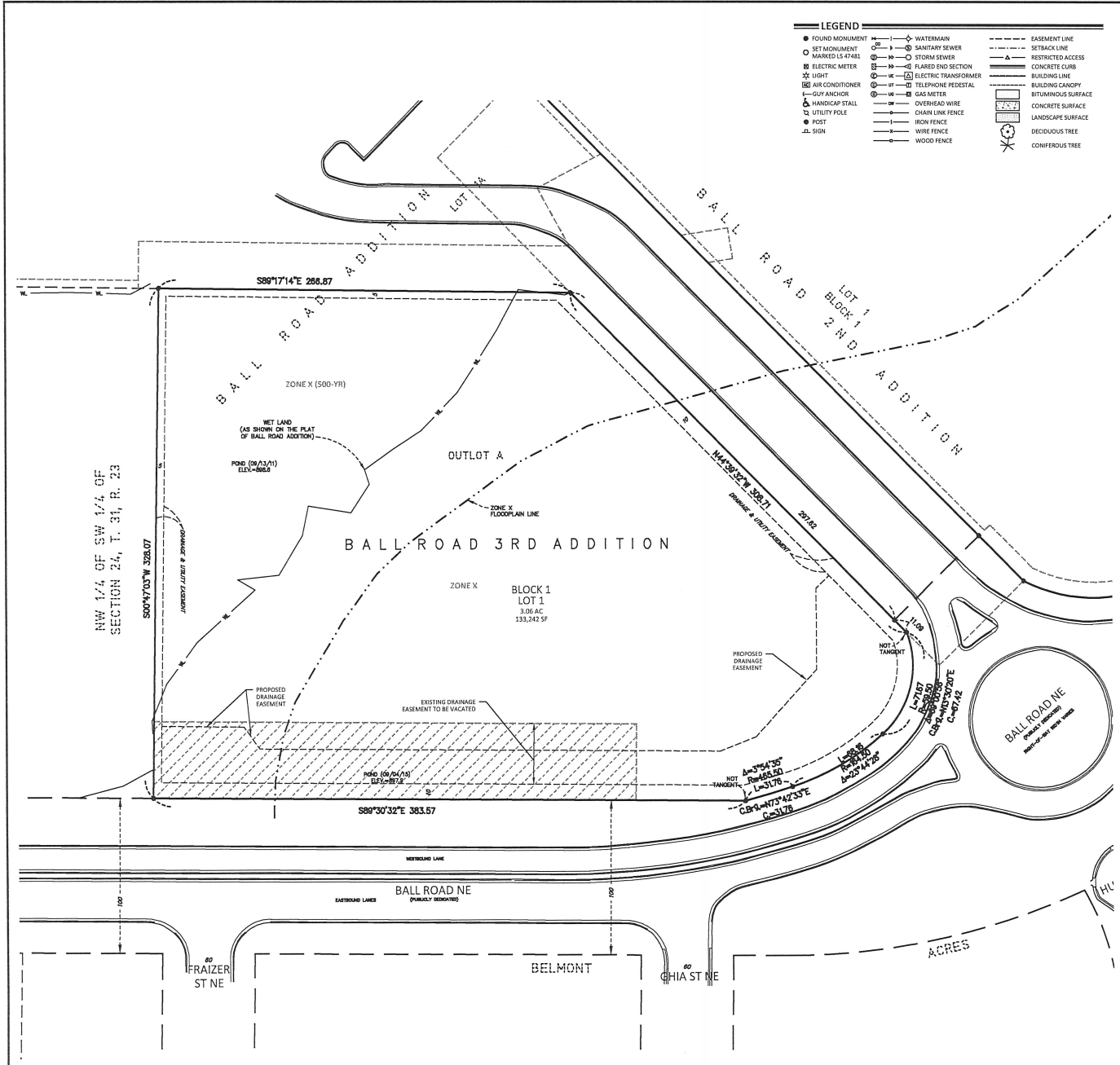


Case File No. 15-0064



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





LEGEND	
● FOUND MONUMENT	— WATERMAIN
○ SET MONUMENT	— SANITARY SEWER
○ MARKED LS 47481	— STORM SEWER
⊙ ELECTRIC METER	— FLARED END SECTION
⊙ LIGHT	— ELECTRIC TRANSFORMER
⊙ AIR CONDITIONER	— TELEPHONE PEDESTAL
— GUY ANCHOR	— GAS METER
△ HANDBALL STALL	— OVERHEAD WIRE
○ UTILITY POLE	— CHAIN LINK FENCE
● POST	— IRON FENCE
▲ SIGN	— WIRE FENCE
	— WOOD FENCE
	— EASEMENT LINE
	— SETBACK LINE
	— RESTRICTED ACCESS
	— CONCRETE CURB
	— BUILDING CANOPY
	— BITUMINOUS SURFACE
	— CONCRETE SURFACE
	— LANDSCAPE SURFACE
	— DECIDUOUS TREE
	— CONIFEROUS TREE

SURVEY NOTES

- The bearing system is based on the plat of Ball Road Addition, the most recent plat of Ball Road Addition is assumed to bear South 59 degrees 57 minutes 53 seconds West.
- The vertical datum is based on NAVD83. The original bench mark is 0300W, referenced from the MNDOT Geospatial Database.
- Subject property's address is unassigned as of the date of this survey.
- All Ravel and sections are covered with six fabric and could not be measured. Catch Basins were filled with six filled sediment filters and inlets could not be measured.

DESCRIPTION

Description from title commitment:
 Outlot A, Ball Road Addition, Anoka County, Minnesota.
 Abstract Property

Referencing Title Commitment No. 50115, dated 08/20/2015, that Commercial Partners Title, LLC as agent for Old Republic National Title Insurance Company has provided us, the following comments on easements etc., that the property is subject to in Schedule B, Section 2 thereof using the same numbering system as in said Section 2. Exception Items No's. 1-8 are not survey related items.

- Terms and conditions of Resolution No. 14-086 filed September 25, 2014, as Document No. 2010215-004 (Abstract) and 525872-003 (Torens). Affects subject property, creates no easements.
- Terms and conditions of Easements with Covenants and Restrictions Affecting Land dated August 20, 2014, filed September 25, 2014, as Document No. 2009215-009 (Abstract) and 523672-008 (Torens). Amended by First Amendment to Easements with Covenants and Restrictions Affecting Land dated July 23, 2015, filed August 3, 2015, as Document Nos. 21149372-003 (Abstract) and 526431-003 (Torens). Drainage easements, drainage and utility easements, ingress and egress easements and also building location restrictions within the mapped area are shown on the survey (description of roadway 1 1/2 ambiguoous). Roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles and the use of facilities installed for the comfort and convenience of customers, invitees, licensees, tenants and employees of all businesses, vehicular and pedestrian access, footing, water flow and also utility and service easements are not plotted hereon because they are blanked to mature. Sign easements beyond the mapped area east and are not shown.
- Terms and conditions of Temporary Construction Easement dated August 19, 2014, filed September 25, 2014, as Document No. 2009215-010 (Abstract) and 523872-010 (Torens). Easements within mapped area are shown on survey.
- Ordinance No. 14-2281 vacating public easement for roadway purposes passed April 17, 2014, filed May 29, 2014, as Document Nos. 208242-001 (Abstract) and 523568-001 (Torens). Affects subject property, creates no easements.
- Right of Way for County State Aid Highway Number 17 as shown on Anoka County Highway Right of Way Plat No. 54 dated April 3, 1997, filed April 3, 1997, as Document No. 127038. This item is not plotted hereon because it does not affect the subject property (Leighton Ave. NE).
- Rights and easement for slope purposes in favor of Anoka County acquired in Condemnation as evidenced by Notice of Lis Pendens dated April 4, 1997, filed April 4, 1997, as Document No. 1270719. Amended by Amended Notice of Lis Pendens dated September 25, 1997, filed October 20, 1997, as Document No. 1298796. Amended by Final Certificate dated June 12, 2000, filed June 15, 2000, as Document No. 1206587. This item is not plotted hereon because it does not affect the subject property (Leighton Ave. NE).
- Drainage and utility easements as shown on the recorded plat of Ball Road Addition. Easements within the mapped area are shown on survey.
- A portion of the land contains wetlands. These wetlands are subject to federal, state and local regulations. Wet Lands are shown on survey per the plat of BALL ROAD ADDITION.

PROPERTY SUMMARY

OUTLOT A: 133,242 SF OR 3.06 AC
 TOTAL SITE AREA: 133,242 SF OR 3.06 AC

SITE SETBACKS

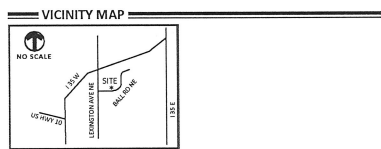
ZONE: PBD - PLANNED BUSINESS DISTRICT

BUILDINGS
 FRONT YARD: 50' OR 1/2 BUILDING HEIGHT (WHICHEVER IS GREATER)
 REAR YARD: 20' OR 1/2 BUILDING HEIGHT (WHICHEVER IS GREATER)
 SIDE YARD: 15' OR 1/2 BUILDING HEIGHT (WHICHEVER IS GREATER)

PARKING
 FRONT YARD: 30'
 REAR YARD: 20'
 SIDE YARD: 10'

DEVELOPMENT NOTES

- ALL DIMENSIONS ARE ROUNDED TO THE NEAREST FOOT.
- ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
- STREET NAMES ARE SUBJECT TO APPROVAL BY THE CITY.



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 763.478.8010 telephone
 763.478.8532 facsimile

Engineering | Surveying | Planning | Environmental

Client
 THE DRIESSEN
 GROUP, LLC.

Project
 OUTLOT A
 RETAIL

Location
 BLAINE, MN

BALL ROAD

Certification

PRELIMINARY

Summary
 Designed: isa Drawn: ITX/AMW
 Approved: isa Book / Page:
 Phase: PRELIMINARY Initial Issue: 10/09/2015

Revision History
 No. Date By Submittal / Revision

Sheet Title
 PRELIMINARY
 PLAT

Sheet No. Revision
 C2.02

Project No. DR120404