

CENTRAL AVE / HIGHWAY 65



GRAPHIC SCALE IN FEET



0 20 40 80

[illegible]

NOTES CORRESPONDING TO SCHEDULE B

Said items being plotted hereon and identified by the item number as such: (B)

- Items 1-8 Are not survey related items or do not affect the premises property.
- Item 9. Easements for drainage, utilities, dedicated streets and restricted access to State Trunk Highway No. 65 purposes as shown on the plat of April Ridge 4th Addition, recorded March 29, 2006 as Document No. 1983172.001 in Book 71 of Abstract, page 27. Said easements, street, and restricted access are plotted hereon.
- Item 10. Lack of direct access to State Trunk Highway No. 65. Access rights were taken by the State of Minnesota in condemnation proceedings shown by the Final Certificate dated December 29, 1956, recorded February 19, 1957 as Document No. 179041 in Book 385, page 242-281. Parcels 285A and 285B per said Final Certificate are plotted hereon.
- Item 11. Easement for electric transmission line purposes, together with any incidental rights, in favor of the Rural Cooperative Power Association, as contained in the Easement, dated February 6, 1962, recorded March 30, 1962 as Document No. 233163 in Book 552, page 103. Said easement is plotted hereon.
- Item 12. Easement for electric transmission line purposes, together with any incidental rights, in favor of the Rural Cooperative Power Association, as contained in the Easement, dated February 8, 1962, recorded March 30, 1962 as Document No. 233164 in Book 552, page 104. Said easement is plotted hereon.
- Items 13-15 Either do not affect the premises property or are not survey related items.
- Item 16. Covenants, conditions, restrictions, obligations, provisions, and non-exclusive cross easements contained and more particularly described in the Cross Easements Agreement, dated April 6, 2006, recorded April 10, 2006, as Document No. 1983521.004. Is the same as Parcel 2 per related Title Commitment. The cross easements are blanket in nature, except where noted in the graphics portion of this survey as "HOLIDAY INGRESS AND EGRESS" and "HOLIDAY ESCAPE".
- Item 17. Terms and conditions of the use restrictions as contained in the Holiday Stationstores, Inc. Restrictive Covenant, dated April 6, 2006, recorded April 10, 2006, as Document No. 1983521.006. Said document is blanket in nature.
- Item 18. Mortgage (With Future Advance Clause) executed by Blaine Rentals, LLC, a Minnesota limited liability company to BankVista, a Minnesota corporation, dated January 26, 2006, recorded February 9, 2006, as Document No. 1981984.005, securing the original amount of \$885,000.00, and any other amounts which may become due and payable under the terms thereof.
- Above Mortgage (With Future Advance Clause) was modified by Modification of Mortgage, dated April 12, 2006, recorded April 26, 2006, as Document No. 1983945.011.
- Above Mortgage (With Future Advance Clause) was modified by Modification of Mortgage, dated February 10, 2008, recorded February 26, 2008, as Document No. 1999028.019.
- Said documents are blanket in nature and cover Lots 2 and 4, Block 1, APRIL RIDGE 4TH ADDITION.
- Item 19. Either does not affect the premises property or is not a survey related item.
- Item 20. Terms, conditions and provisions of Resolution No. 10-93 entitled Granting a conditional use permit per section 30.14 (c) of the Zoning Ordinance of the City of Blaine Tires Plus 99th Avenue/Highway 65 NE recorded August 25, 2010 as Document No. 2017069.010. Said right of way vacation is plotted hereon. No easements were reserved as part of this vacation.
- Item 21. Either does not affect the premises property or is not a survey related item.

LEGAL DESCRIPTION (Per Commitment)

Parcel 1:
Lot 4, Block 1, April Ridge 4th Addition, according to the recorded plat thereof, Anoka County, Minnesota.

Parcel 2:
Non-exclusive appurtenant cross easements for ingress, egress, parking, drainage and utilities over, under and across all lots in the April Ridge 4th Addition as contained in the Cross Easements Agreement recorded April 10, 2006 as Document No. 1983521.004 in the office of the County Recorder, Anoka County, Minnesota.

(Abstract Property)

LIST OF POSSIBLE ENCROACHMENTS

- A. In the southwest corner of the premises property a portion of storm sewer is not contained within a drainage and/or utility easement.
- B. The curb and gutter along the south line of the premises property encroaches into the parking setback of 10 feet from interior side lot lines.

PREMISES INFORMATION:

Anoka County Parcel ID Number: 29-31-23-21-0053

Address: XXXX Ullyses St NE, Blaine, MN 55434

Area: 1.69 ac. (73,811 sf)

ZONING INFORMATION:

The subject premises is currently located in a B-2, Community Commercial, Zoning District. The lot standards for this district per the City of Blaine Zoning Ordinances are:

Front Yard Setback= 50 feet
Interior Side Setback= 20 (adj. to Comm. or Ind. district)
Interior Side Setback= 100 feet (adj. to Res. district)
Street Side Setback= 50 feet
Rear Yard Setback= 20 feet (adj. to Comm. or Ind. district)
Rear Yard Setback= 100 feet (adj. to Res. district)
Maximum Building Height= 36 feet, or 2 1/2 stories, whichever is less

Min. Lot size= 1 acre
Maximum lot coverage= 40%

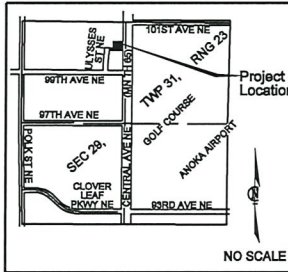
Parking Requirements:
Front/street setback= 30 feet
Interior Side setback= 10 feet
Rear setback= 10 feet
Side/Rear setback= 25 feet (adj. to Res. district)

Refer to the official zoning code for other restrictions and requirements relative to the subject premises. A zoning letter was not provided to the Surveyor as part of this survey. The above listed information represents the Surveyor's interpretation of the zoning requirements as found on the City of Blaine's Web Site. It should not be considered a conclusive list of zoning and design standards. It is recommended that verification of these standards be made prior to the construction of any improvements to the premises.

MAPPING LEGEND

STORM SEWER MANHOLE	⊙	BURIED ELECTRIC LINE	—P-BUR—
SANITARY SEWER MANHOLE	⊙	BURIED TELEPHONE LINE	—T-BUR—
CATCH BASIN	⊙	BURIED GAS LINE	—G—
HYDRANT	⊙	OVERHEAD POWER LINE	—DHP—
WATER VALVE	⊙	WATER LINE	—W—
LIGHT POLE	⊙	STORM SEWER PIPE	—SS—
UTILITY POLE	⊙	SANITARY SEWER PIPE	—SS—
UTILITY PEDESTAL	⊙	CONC. CURB & GUTTER	—CG—
UTILITY METER	⊙	PROPERTY LINE	—P—
CONCRETE	⊙	CONTROLLED ACCESS	—CA—
BITUMINOUS	⊙	TREELINE	—TL—

Vicinity Map



PARKING SPACES

	Observed
Regular	32
Handicap	0
Total	32

Required parking stall count varies based on use of the property.

FLOOD NOTE

PROPERTY LIES WITHIN FLOOD ZONE X, ACCORDING TO F.I.R.M. MAP NO. 27003C0338E, DATED 12/16/2015 BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBTRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

GENERAL SURVEY NOTES

- The property described hereon is the same as the property described in First American Title Insurance Company's Commitment for Title Insurance (Commitment File No. NCS-995334-MPLS) with an effective date of October 31, 2019. All easements in said title commitment, or apparent from a physical inspection of the site, or otherwise known to me, have been plotted hereon or otherwise noted as to their effect on the subject property. Refer to said Commitment for reference to all covenants and restrictions pertinent to the subject property.
- This survey was made in accordance with laws and/or Minimum Standards of the State of Minnesota.
- The Basis of Bearings for this survey is assumed as described under the north arrow hereon.
- The underground utilities shown have been located from markings made as part of Gopher State One Call Locate Request Ticket No. 200440412, related utility mappings as provided, and observed evidence as surveyed. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information provided as part of the request for markings and data related thereto. The surveyor has not physically located the underground utilities.
- The premises property has direct access to Ullyses Street NE via the existing driveway access openings as plotted hereon and indirect access to Ullyses Street NE and 99th Avenue NE (a/k/a Minnesota Trunk Highway No. 7).
- There was no observed evidence of any cemeteries or burial grounds.
- There was no observed evidence of any water features on or within 5 feet of the premises boundary.
- The premises property was a vacant lot at the time of field surveys.
- There was significant snow cover present at the time of the field surveys for this project which may have impaired the possibility to observe certain features. The surveyor makes no warranties to the presence of features that may have not been observed due to snow cover.
- The premises property is subject to easements, agreements, mortgages, restrictions, and other terms and conditions of record. Refer to the above referenced Commitment for Title Insurance for a complete listing of these items as were of record at the time of said policy. The surveyor makes no guarantees that additional encumbrances have been made against the premises property.

LEGEND OF SYMBOLS

- SET IRON PIPE WITH CAP STAMPED "DELEO 40341"
- FOUND IRON MONUMENT

SURVEYOR'S CERTIFICATE

To Hogan Property Development Co., and to First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 8, 9, 10 (a), 11, 13, and 14, of Table A hereof.

The fieldwork was completed on March 3, 2020.

Date of Map: March 3, 2020

Samuel J. DeLeo
Samuel J. DeLeo, PLS
Minnesota License No. 40341

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ALTA/ASCM LAND TITLE SURVEY

For: Hogan Property Development Co.

Site Description: XXXX Ullyses St NE
City of Blaine, County of Anoka, State of Minnesota
Located in Section 29, Township 31 North, Range 23 West

Sheet No. 1 of 1