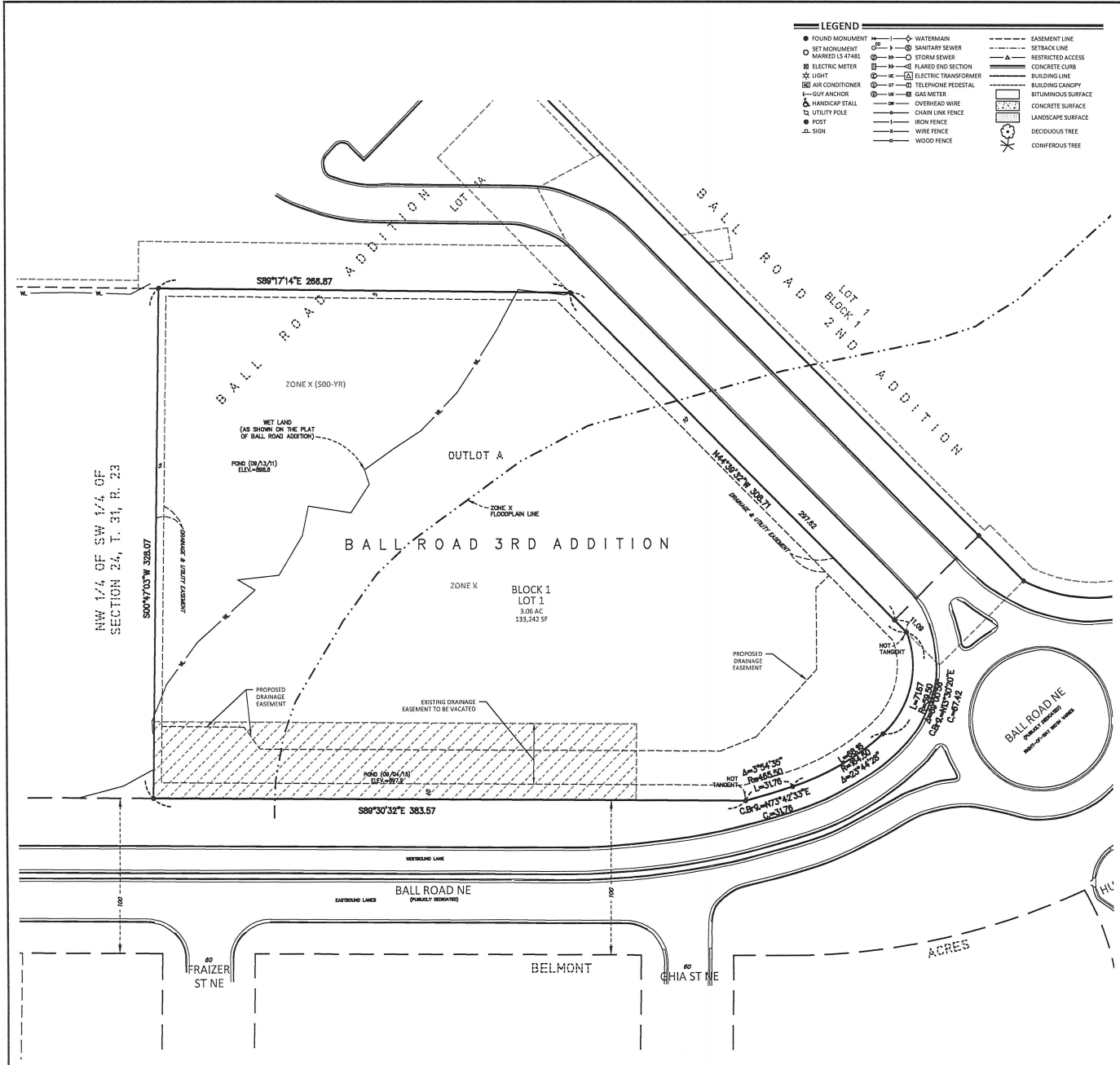


Case File No. 15-0064





LEGEND				
● FOUND MONUMENT	— W	WATERMAIN	---	EASEMENT LINE
○ SET MONUMENT	— S	SANITARY SEWER	---	SETBACK LINE
○ MARKED LS 47481	— M	STORM SEWER	—	RESTRICTED ACCESS
○ ELECTRIC METER	— F	FLARED END SECTION	—	CONCRETE CURB
⊙ LIGHT	— T	ELECTRIC TRANSFORMER	—	BUILDING LINE
⊙ AIR CONDITIONER	— P	TELEPHONE PEDESTAL	—	BUILDING CANOPY
— GUY ANCHOR	— G	GAS METER	—	BITUMINOUS SURFACE
⊙ HANDBALL STALL	— O	OVERHEAD WIRE	—	CONCRETE SURFACE
— UTILITY POLE	— C	CHAIN LINK FENCE	—	LANDSCAPE SURFACE
— POST	— I	IRON FENCE	—	DECIDUOUS TREE
— WIRE FENCE	— W	WOOD FENCE	—	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 07 minutes 03 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 unsigned 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 filter 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 1.5 ambulance). 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 blank in nature. 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 523672-010 (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 (Leamington 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 (Leamington 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 3.05 AC
 TOTAL SITE AREA: 133,242 SF OR 3.05 AC

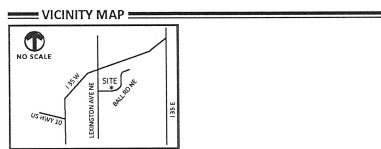
SITE SETBACKS

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

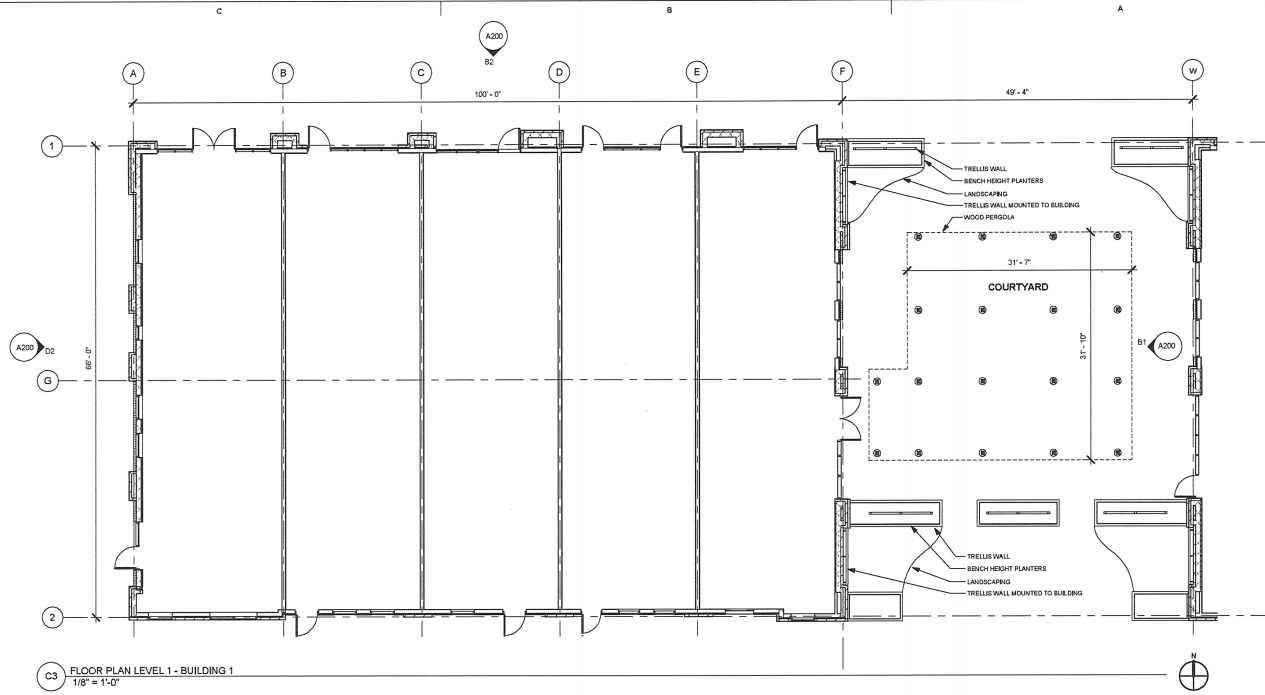
Summary
 Designed: isa Drawn: ITX/AMW
 Approved: isa Book / Page:
 Phase: PRELIMINARY Initial Issue: 10/09/2015

Revision History
 No. Date By Submittal / Revision

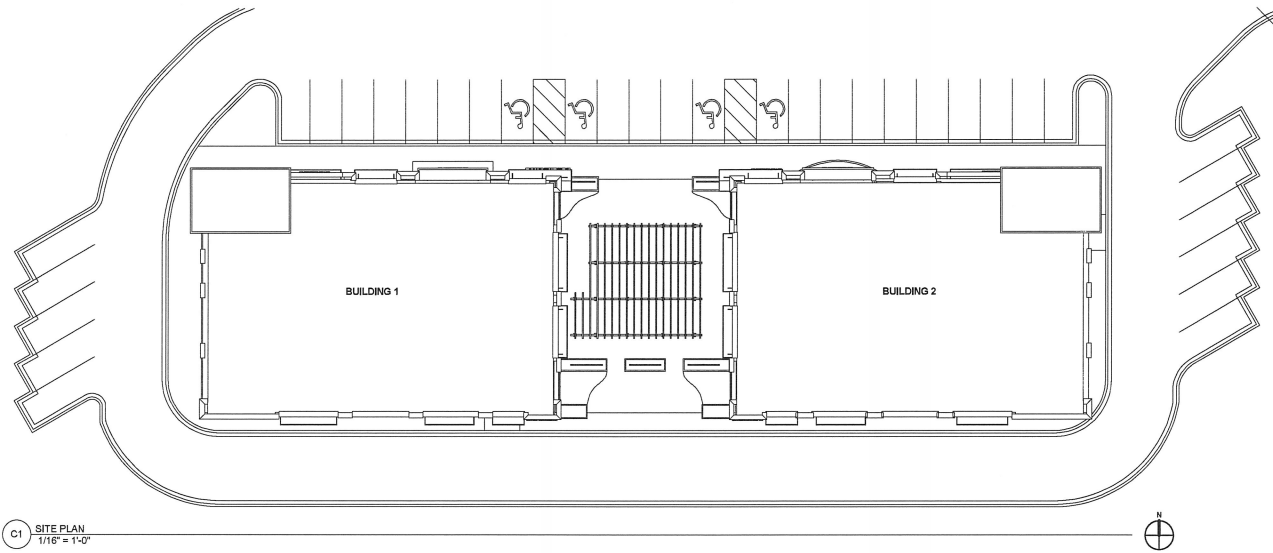
Sheet Title
PRELIMINARY PLAT

Sheet No. Revision
C2.02

Project No. DR120404



C3 FLOOR PLAN LEVEL 1 - BUILDING 1
1/16" = 1'-0"



C1 SITE PLAN
1/16" = 1'-0"

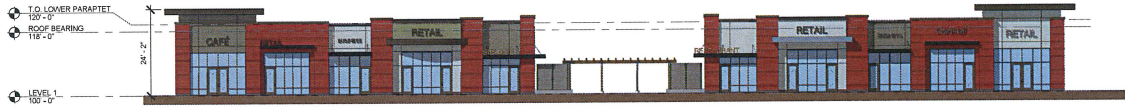
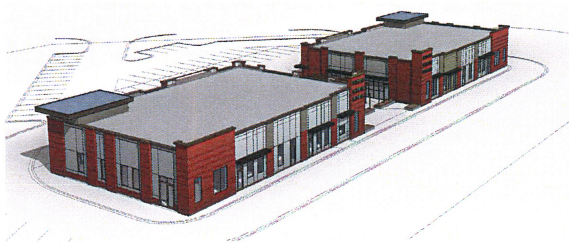
DJR
ARCHITECTURE, INC.
Architectural, Interiors, & Design
112 S. 2100 West, Suite 100
Blaine, MN 55425

I hereby certify that this plan, specification, and schedule of materials were prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Minnesota.
Architect: _____
Project Manager: _____
Issue Date: _____
Contractor: _____
Client: _____

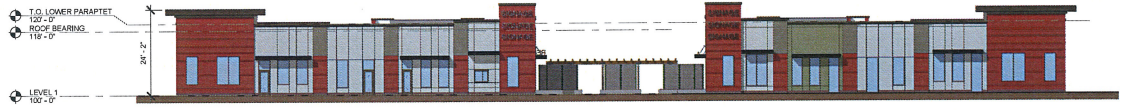
PRELIMINARY - NOT FOR CONSTRUCTION
Project #: 14-070
Date: Issue Date
Drawn by: Author
Checked by: Checker

BALL ROAD RETAIL
BLAINE, MN
SITE PLAN / FLOOR PLAN

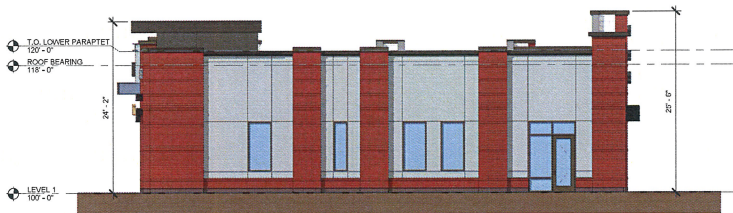
A100



C4 NORTH EXTERIOR ELEVATION
1/16" = 1'-0"



C3 SOUTH EXTERIOR ELEVATION
1/16" = 1'-0"



D2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



D1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



B2 NORTH EXTERIOR ELEVATION -
BUILDING 1
1/8" = 1'-0"



B1 INTERIOR COURTYARD ELEVATION
1/8" = 1'-0"

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DATE: 10/20/10
PROJECT: BALL ROAD RETAIL
DRAWN BY: J. BLANK
CHECKED BY: J. BLANK
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Project: 1010
Date: Issue Date
Drawn by: Author
Checked by: Checker

BALL ROAD RETAIL
BLANK, INC.

EXTERIOR ELEVATIONS