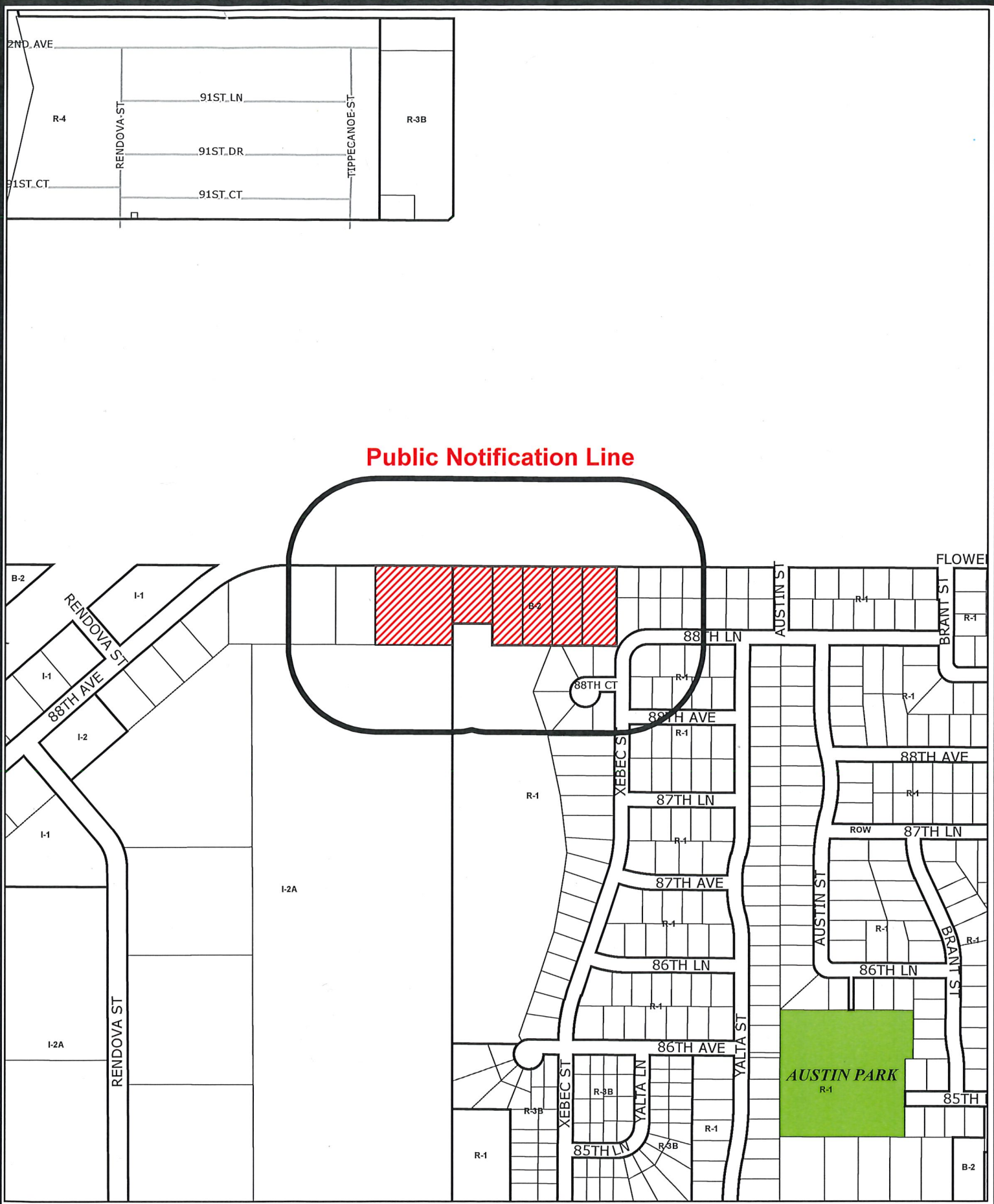




Case File No. 18-0047
Twin Cities Transport & Recovery

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



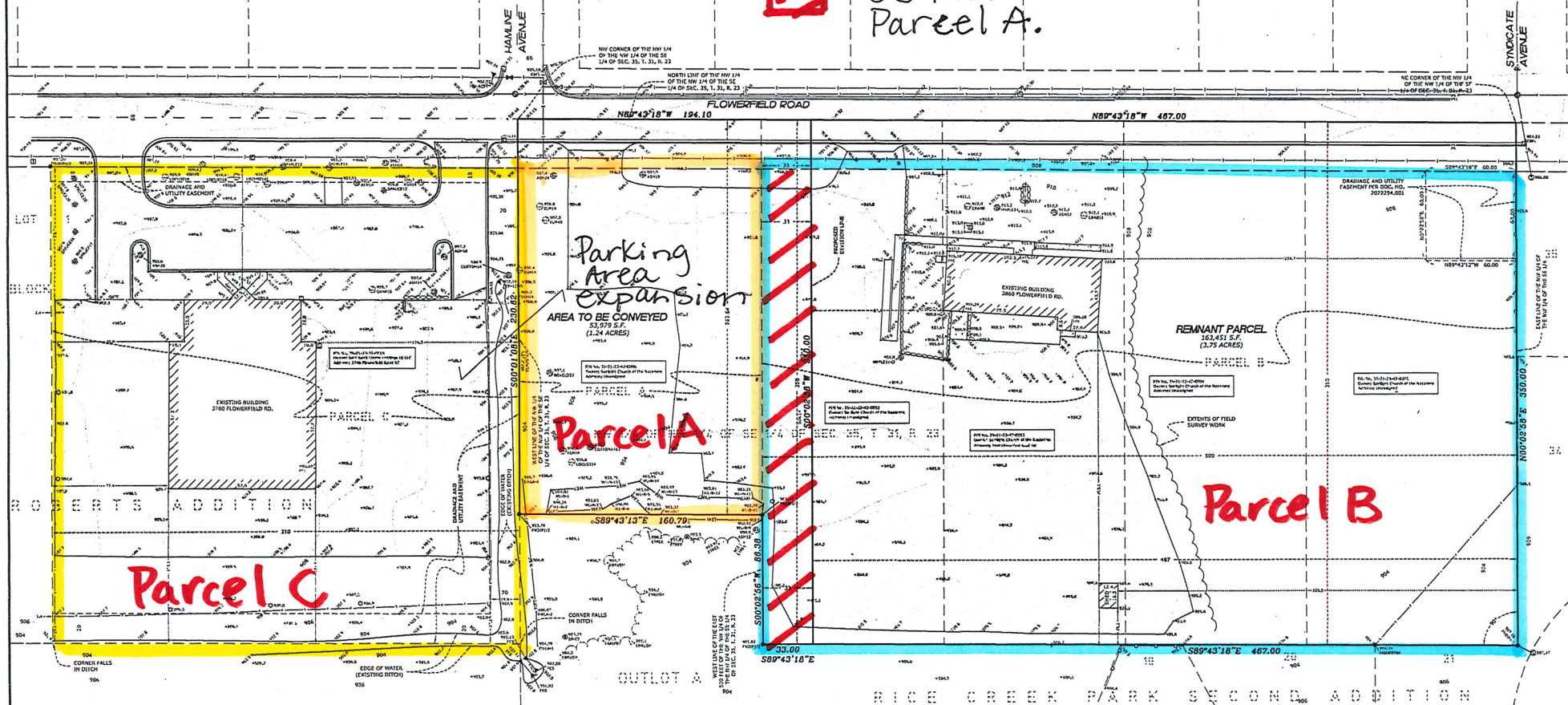
LOT LINE ADJUSTMENT

~for~ TWIN CITY TRANSPORT
~of~ 3760 / 3860 FLOWERFIELD ROAD



- 33 feet to be combined with
Parcel A.

BENCHMARK:
MDDT STATION NAME: BRONCO
ELEVATION = 801.26 (NAVD83)



NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/25/18.
- Devices shown are on Anoka County datum.
- Curb shots are taken at the top and back of curb.
- The portion of this survey which lies in the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota, is based upon information found in the commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. 64154, dated effective April 18, 2018.
- The portion of this survey which lies in ROBERTS ADDITION 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.
- Wetland delineation by Jacobson Environmental.
- A gap exists between Parcel A and Parcel B as per legal descriptions originally furnished to surveyor. The proposed legal descriptions prepared would eliminate the gap and are reflected on the boundary of this survey.

EXISTING LEGAL DESCRIPTION

(For commitment for title insurance prepared by Old Republic National Title Insurance Company, File No. 64154)

Parcel A:
The North 263.64 feet of that part of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota, lying West of the East 500 feet thereof.

Parcel B:
That part of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota, described as follows:
Commencing at a point on the North line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota, which is 161.25 feet East of the Northwest corner thereof; thence East to said North line 500 feet to the Northeast corner of the Northwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota; thence South to the East line of said Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota; thence West to the point of commencement.

Parcel C:
(Per Anoka County GIS)
The East 210 feet of Lot 1, Block 1, ROBERTS ADDITION, Anoka County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS

PARCEL TO BE CONVEYED TO 3760 FLOWERFIELD

The North 263.64 feet of that part of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota, lying West of the East 500 feet thereof.

And:
The North 350 feet of the West 33 feet of the East 500 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota.

REMNANT PARCEL (3860 FLOWERFIELD)

The North 350 feet of the East 467 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota.

SUGGESTED LEGAL DESCRIPTION

The North 350 feet of the East 500 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter of Section 35, Township 31, Range 23, Anoka County, Minnesota.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Date: 6/21/18 License No. 41578

NORTH

GRAPHIC SCALE



LEGEND

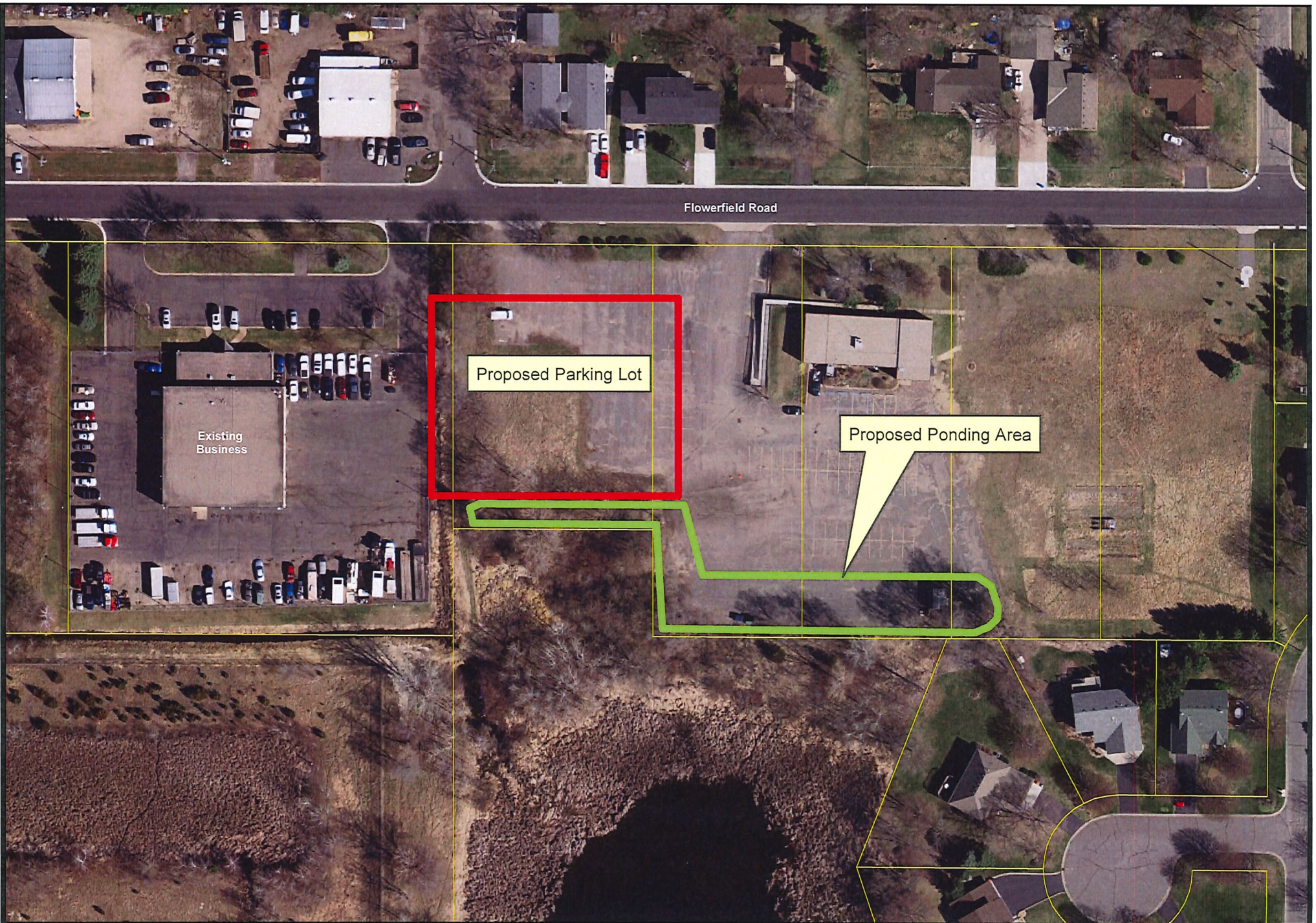
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RL5W 41578
- DENOTES BOLLARD
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES POST INDICATOR VALE
- DENOTES SANITARY SEWER MAINHOLE
- DENOTES SIGN
- DENOTES SOIL BORING, (BY OTHERS)
- DENOTES STORM SEWER APRON
- DENOTES WATER VALE
- DENOTES WET LAND
- DENOTES WOVEN WIRE FENCE
- DENOTES WOOD FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

DATE	BY	DATE	BY	DATE	BY
5/25/18	JAR	5/25/18	JAR	5/25/18	JAR
5/25/18	JAR	5/25/18	JAR	5/25/18	JAR
5/25/18	JAR	5/25/18	JAR	5/25/18	JAR
5/25/18	JAR	5/25/18	JAR	5/25/18	JAR

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



Air Photo -Twin Cities Transport and Recovery CF 18-0047

