

DESCRIPTION OF PROPERTY:

From Commitment for Title of Chicago Title Insurance Company, Commitment No. E-9464, effective date October 17, 2019, and issued by Home Security Abstract & Title Company ("The Commitment")

The West 80 feet of Lot 1, Block 5, Village of St. Francis, according to the map or plat thereof on file of record in the office of the county recorder in and for Anoka County, Minnesota

SCHEDULE B NOTES:

Exceptions Items Nos 1-9 and 11-12 are not survey related items

Item 10 - Easements for roads, drainage, utilities and wetlands as shown on the recorded plat, if any. (None Depicted on Record Plat)

NOTES: ALTA/NSPS ITEMS IN TABLE A:

- Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner are shown.
- Property address is 3765 Bridge Street NW, Saint Francis, MN. (From Title Commitment)
- The property lies in Flood Zone X (area of minimal flood hazards) as designated on Flood Insurance Rate Map (City of St. Francis Map No. 27003C0065E) Effective December 16, 2015.
- Area of property is 13,200 Sq.Ft. or 0.30 Acres.
- Substantial features observed in the process of conducting the fieldwork, are shown.
- The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 193250463 and available mapping. The surveyor makes no guarantees 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 available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (812-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."
- Names of adjoining property owners were obtained from the Anoka County Online GIS Mapping System.
- No evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- No plottable offsite easements or servitudes were disclosed in documents to surveyor.

SURVEY NOTES:

- Property is Abstract. (From Title Commitment)
- Fee simple interest is owned by the Economic Development Authority for the City of St. Francis. (From Title Commitment)
- Bearings are based on Anoka County Coordinate System NAD83 (1996 Adjustment).
- The property has direct access to Bridge Street and Third Street, both public county roads.
- Property is located in Section 32, Township 34, Range 24.
- Due to snow cover at the time of the survey, some improvements/encroachments may not have been visible to the surveyor.
- Property is vacant.
- This survey is based on a certificate of survey prepared by Acre Land Surveying dated September 4, 2018, revised August 14, 2019, as well as found monumentation.
- The underlying description of Lot 1, Block 5, VILLAGE OF ST. FRANCIS (per Bk.9/Pg.177) is unsurveyable. Lot 1, Block 5 is located as per found monumentation.

POSSIBLE PROPERTY ENCROACHMENTS:

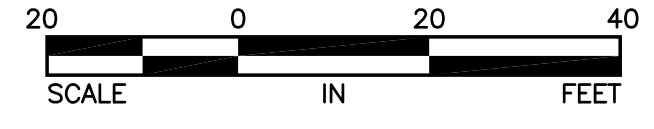
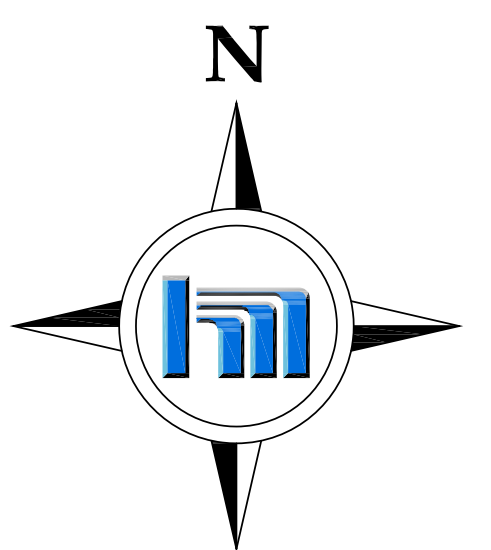
- (A) Numerous utility lines and appurtenances (both overhead and underground) cross the surveyed property. No documents were provided to the surveyor regarding these utility lines and appurtenances.
- (B) The improvements for Bridge Street (concrete curb, bituminous roadway, concrete sidewalk) cross the surveyed property. No document was provided to the surveyor regarding these improvements.

To the City of St. Francis, the Economic Development Authority for the City of St. Francis, and Home Security Abstract & Title 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, 8, 11, 13, 16, and 19 of Table A thereof. The field work was completed on March 11, 2020.

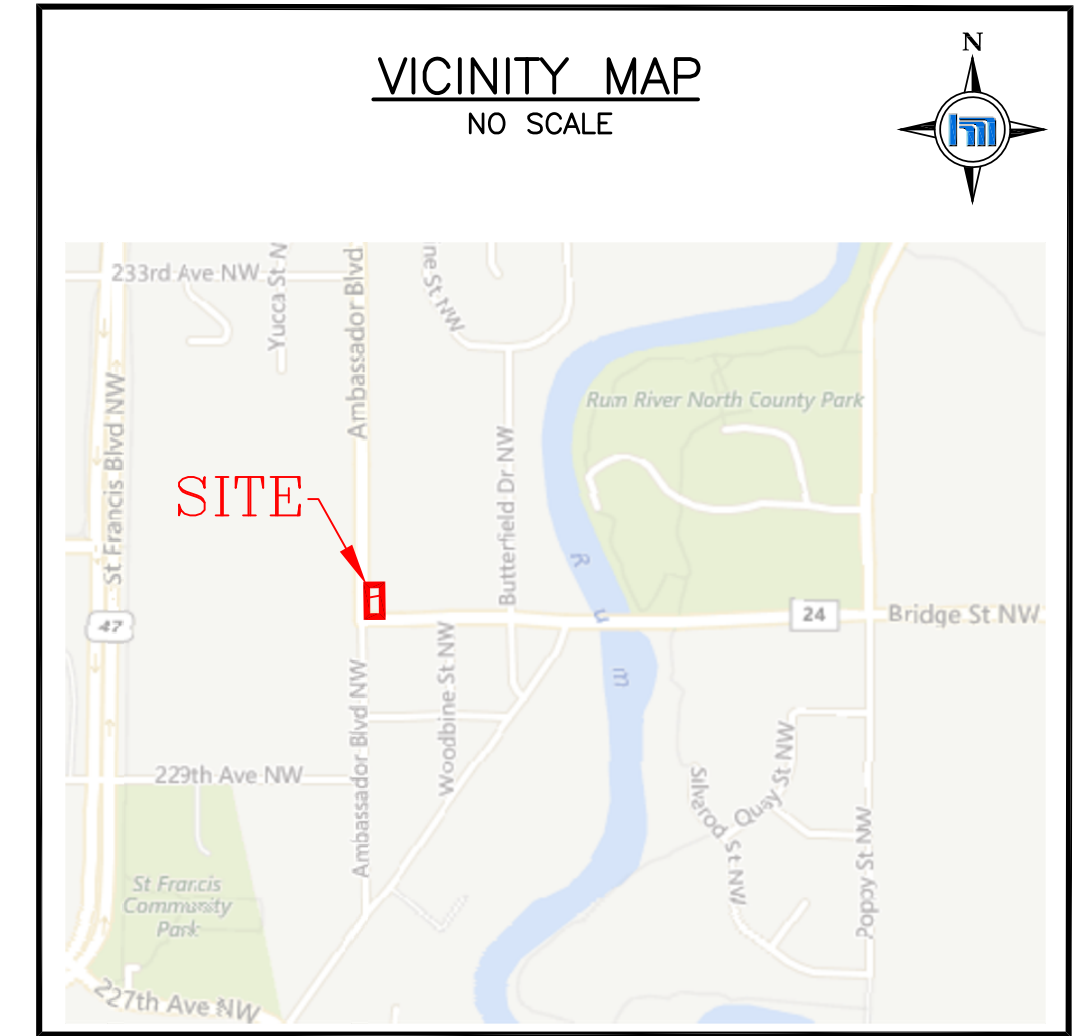
Dated: March 12, 2020

Charles R. Christopher
 Charles R. Christopher
 MN License No. 18420
 Hakanson Anderson Associates, Inc.
 3601 Thurston Avenue North
 Anoka, MN 55303
 phone (763) 427-5860



LEGEND

- = DENOTES FOUND IRON MONUMENT
- = DENOTES SET 1/2" IRON PIPE (LS#18420)
- ⊗ = DENOTES GATE VALVE
- ⊕ = DENOTES HYDRANT
- - - = DENOTES WATER LINE
- ⊙ = DENOTES SANITARY SEWER MANHOLE
- - - = DENOTES SANITARY SEWER LINE
- ⊞ = DENOTES ELECTRIC TRANSFORMER
- ⊛ = DENOTES SEMAPHORE
- ⊙ = DENOTES UTILITY POLE
- - - = DENOTES GUY WIRE
- P-BUR- = DENOTES BURIED ELECTRIC
- P-OH- = DENOTES OVERHEAD ELECTRIC
- ⊞ = DENOTES TELEPHONE PEDESTAL
- T-BUR- = DENOTES BURIED TELEPHONE
- G- = DENOTES BURIED GAS
- ⊙ = DENOTES GAS VALVE
- ⊙ = DENOTES GUARD POST
- ⊞ = DENOTES SIGN
- = DENOTES CONCRETE SURFACE
- = DENOTES BITUMINOUS SURFACE
- ▨ = DENOTES GRAVEL SURFACE

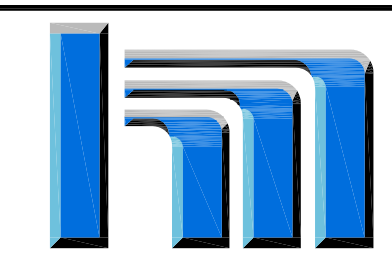


OUTLOT 12
 Independent School District No. 15
 PID No. 32-34-24-33-0008

OUTLOT 11
 Independent School District No. 15
 PID No. 32-34-24-33-0007

DATE	REVISION
Mar 12, 2020 - 5:44pm	
K:\cad_surv\Land Desktop 2008\SF110\dwg\SF110 - 3765 BRIDGE ST ALTA.dwg	

DESIGNED BY: SMM	DATE: 03/12/20
DRAWN BY: MSS/SMM	FILE NO. SF110
CHECKED BY: CRC	



Hakanson Anderson Assoc., Inc.
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.haa-inc.com

Part of Lot 1, Block 5
 VILLAGE OF ST. FRANCIS,
 Anoka County, MINNESOTA

ALTA/NSPS Land Title Survey
 for
 CITY OF ST. FRANCIS

SHEET 1 OF 1 SHEETS
