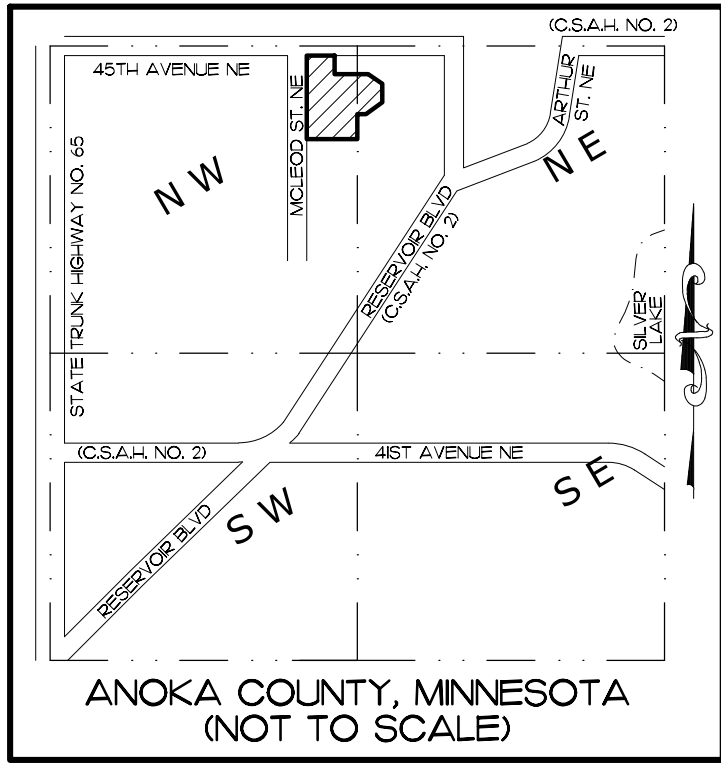


ALTA/NSPS LAND TITLE SURVEY

~for~ ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY
 ~of~ 1515 44TH AVENUE NE, COLUMBIA HEIGHTS, MINNESOTA 55421
VICINITY MAP



CERTIFICATION

I hereby certify to Anoka County Housing and Redevelopment Authority; and to Prestige Commercial Title, as issuing agent for Commonwealth Land Title Insurance Company that this is a survey of:

Lot 1, Block 1, Crest View Communities, Anoka County, Minnesota.

Abstract Property.

and is based upon information found in Title Commitment Number 231144136-1, dated November 14, 2023 at 8:00 AM, prepared by Prestige Commercial Title, as issuing agent for Commonwealth Land Title Insurance Company, and that all easements, if any, listed in Schedule B-II on the herein referenced commitment for title insurance, are shown hereon; and that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and (ii) pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor licensed in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein and includes Items 1, 7(a), 8, 9 & 10 of Table A thereof. The field work was completed on February 13, 2024.

I further certify that this survey was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: 2/15/2024

SHEFFIELD'S SUBDIVISION
ANOKA COUNTY MINN.

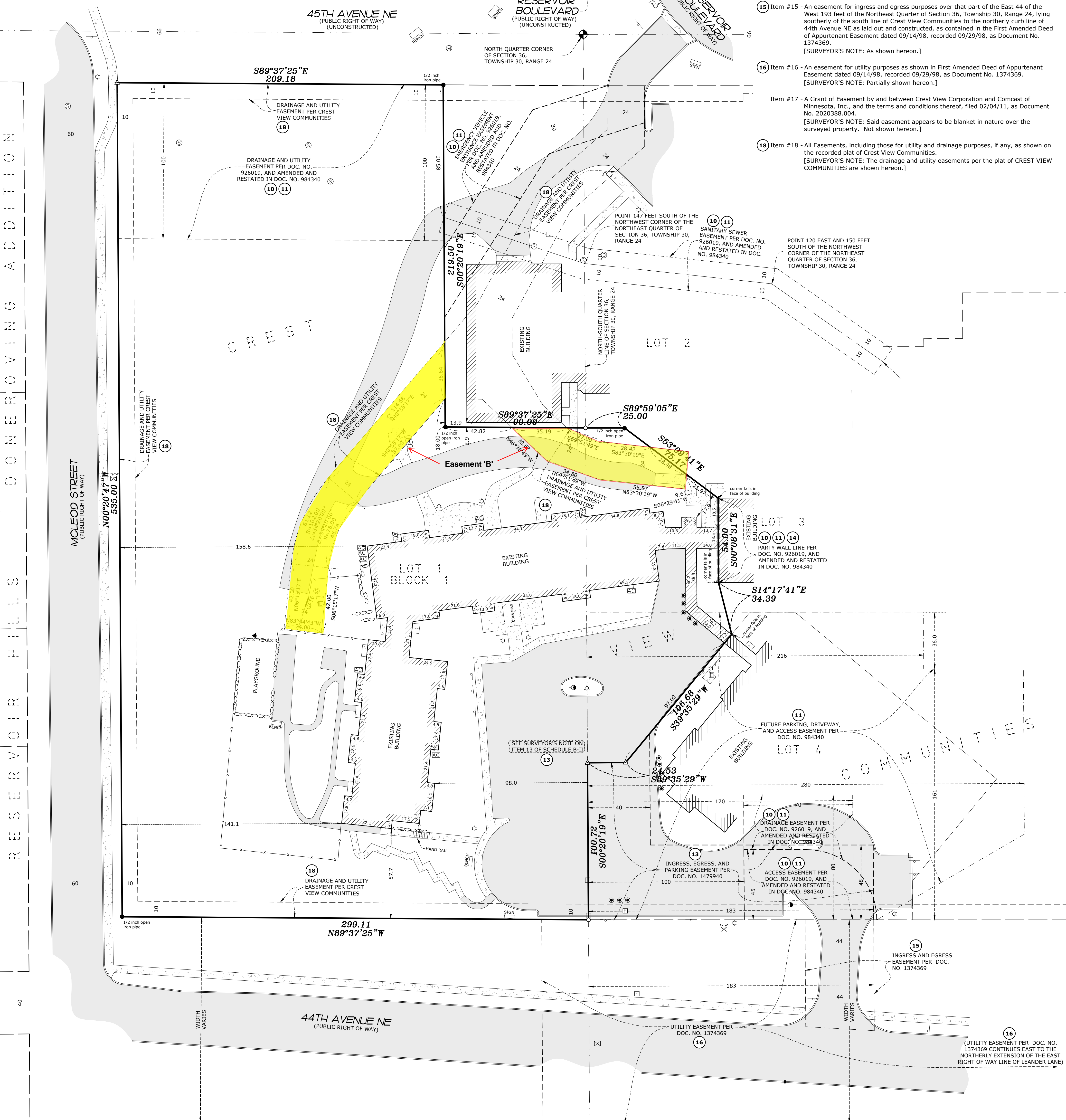
E.G. Rud & Sons, Inc.
Kevin C. McCain
 Kevin C. McCain, Land Surveyor
 Minnesota License No. 58542

GENERAL NOTES

- Fee ownership is vested in Crest View Corporation, a Minnesota nonprofit corporation.
- Per Title Commitment, the surveyed property's address is 1515 44th Avenue NE, Columbia Heights, MN 55421.
- Bearings shown hereon are based on the Anoka County Coordinate System.
- The surveyed premises has indirect access to 44th Avenue NE, public streets, by way of easements across adjoining parcels, as shown hereon.
- No identifiable parking stalls were observed on the surveyed property at the time of the survey.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- Title Commitment Number 231144136-1, dated November 14, 2023 at 8:00 AM, prepared by Prestige Commercial Title, as issuing agent for Commonwealth Land Title Insurance Company, Schedule B, Part II Survey Related Exceptions:

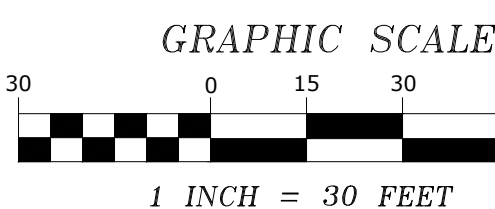
- Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Development Agreement and Declaration of Covenants, between the developer and the City Columbia Heights, filed 01/24/84, as Document No. 634210, and amended by Agreement of Amendment, filed 03/05/84, as Document No. 636928. [SURVEYOR'S NOTE: Said documents contain no plottable easements. Not shown hereon.]
- Covenants, conditions, restrictions, obligations, and easements contained in the Declaration of Easements, Party Wall, Licenses and Covenants, dated 03/15/91, filed 03/15/91, as Document No. 926019, and any amendments/supplements thereto. [SURVEYOR'S NOTE: Easements and party wall line as described in said document are shown hereon.]
- Covenants, conditions, restrictions, obligations, and easements contained in the Amended and Restated Declaration of Easements, Party Wall, Licenses and Covenants, dated 06/03/92, filed 06/17/92, as Document No. 984340, and any amendments/supplements thereto. [SURVEYOR'S NOTE: Easements and party wall line as described in said document are shown hereon.]
- Covenants, conditions, restrictions, obligations, and easements contained in the Declaration of Covenants and Development Agreement, dated 09/14/98, filed 09/29/98, as Document No. 1374370, and any amendments/supplements thereto. [SURVEYOR'S NOTE: Said document contains no plottable survey related items. Not shown hereon.]
- Assessments, covenants, conditions, terms, restrictions, easements, and obligations contained in Agreement With Respect to Easements and Party Wall, by and between Crest View Corporation and Columbia Village, and the terms and conditions thereof, filed 01/11/00, as Document No. 1479940. [SURVEYOR'S NOTE: The legal description for the ingress, egress, and parking easement intended to be within Lot 1 hereon is ambiguous and describes the easement as being part of Lot 3, Block 1. "Exhibit C" within said document appears to have a typographical error in the description pertaining to the lot numbers.]
- Party Wall Agreement and the terms and conditions thereof, contained in Declaration, filed 06/17/92, as Document No. 984340. [SURVEYOR'S NOTE: Party wall line as described in said document is shown hereon.]
- An easement for ingress and egress purposes over that part of the East 44 of the West 193 feet of the Northeast Quarter of Section 36, Township 30, Range 24, lying southerly of the south line of Crest View Communities to the northerly curb line of 44th Avenue NE as laid out and constructed, as contained in the First Amended Deed of Appurtenant Easement dated 09/14/98, recorded 09/29/98, as Document No. 1374369. [SURVEYOR'S NOTE: As shown hereon.]
- An easement for utility purposes as shown in First Amended Deed of Appurtenant Easement dated 09/14/98, recorded 09/29/98, as Document No. 1374369. [SURVEYOR'S NOTE: Partially shown hereon.]
- A Grant of Easement by and between Crest View Corporation and Comcast of Minnesota, Inc., and the terms and conditions thereof, filed 02/04/11, as Document No. 2020388.004. [SURVEYOR'S NOTE: Said easement appears to be blanket in nature over the surveyed property. Not shown hereon.]
- All Easements, including those for utility and drainage purposes, if any, as shown on the recorded plat of Crest View Communities. [SURVEYOR'S NOTE: The drainage and utility easements per the plat of CREST VIEW COMMUNITIES are shown hereon.]

RESERVOIR HILLS CONSERVING ADDITION



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 58542
- ▲ DENOTES SET PKNAIL
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- ⊠ DENOTES AIR CONDITIONING UNIT
- ⊡ DENOTES FLAG POLE
- ⊢ DENOTES BOLLARD
- ⊣ DENOTES CATCH BASIN
- ⊤ DENOTES FIBER OPTIC BOX
- ⊥ DENOTES HYDRANT
- ⊦ DENOTES LIGHT POLE
- ⊧ DENOTES MISCELLANEOUS MANHOLE
- ⊨ DENOTES SANITARY SEWER MANHOLE
- ⊩ DENOTES SIGN
- ⊪ DENOTES STORM SEWER APRON
- ⊫ DENOTES WATER VALVE
- ⊬ DENOTES SCHEDULE B-II EXCEPTION NO.
- ⊭ DENOTES FENCE
- ⊮ DENOTES RETAINING WALL
- ⊯ DENOTES BITUMINOUS SURFACE
- ⊰ DENOTES CONCRETE SURFACE



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 www.egrud.com

DRAWN BY:	KCM	JOB NO.:	240076AB	DATE:	2/15/24
CHECK BY:	KCM	FIELD CREW:	BH/B		
NO.	DATE	DESCRIPTION	BY		
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