



Linetype & Symbol Legend

—E—	ELECTRIC LINE	⊠	AIR CONDITIONER	⊠	UTILITY VAULT
---E---	ELECTRIC LINE (RECORD)	⊠	CABLE TV BOX	⊠	UTILITY MANHOLE
—F—	FIBER/COMM. LINE	⊠	ELECTRIC MANHOLE	⊠	ELECTRICAL OUTLET
---F---	FIBER/COMM. LINE (RECORD)	⊠	ELECTRIC TRANSFORMER	⊠	HAND HOLE
—G—	GASMAIN	⊠	ELECTRIC METER	⊠	BOLLARD
---G---	GASMAIN (RECORD)	⊠	FIBER/COMM. MANHOLE	⊠	FLAG POLE
—OH—	OVERHEAD UTILITIES	⊠	POWER POLE	⊠	FUEL TANK
—S—	SANITARY SEWER	⊠	GUY WIRE	⊠	HANDICAP SYMBOL
---S---	SANITARY SEWER (RECORD)	⊠	GAS METER	⊠	LIGHT POLE
—SS—	STORM SEWER	⊠	GAS MANHOLE	⊠	MAIL BOX
---SS---	STORM SEWER (RECORD)	⊠	GAS VALVE	⊠	SIGN
—T—	TELEPHONE LINE	⊠	ROOF DRAIN	⊠	CONFEROUS TREE
---T---	TELEPHONE LINE (RECORD)	⊠	SEWER CLEAN OUT	⊠	DECIDUOUS TREE
—W—	WATERMAIN	⊠	SANITARY MANHOLE	⊠	SOIL BORING
---W---	WATERMAIN (RECORD)	⊠	STORM MANHOLE	⊠	FOUND IRON MONUMENT
—X—	CHAINLINK FENCELINE	⊠	CATCH BASIN	⊠	SET IRON MONUMENT
—Y—	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
—Z—	GUARDRAIL	⊠	TELEPHONE BOX		
—4—	CONCRETE SURFACE	⊠	TELEPHONE MANHOLE		
—P—	PAVER SURFACE	⊠	TRAFFIC SIGNAL		
—B—	BITUMINOUS SURFACE	⊠	HYDRANT		
—G—	GRAVEL/LANDSCAPE SURFACE	⊠	FIRE CONNECTION		
		⊠	POST INDICATOR VALVE		
		⊠	WATER MANHOLE		
		⊠	WATER VALVE		
		⊠	WELL		

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1:
 Lots 12, 13, 14, 15, 29, 30, 31 and 32, Warren Addition, Anoka County, Minnesota, EXCEPT that part of Lot 15 described as Parcel 2 of Anoka County Highway Right of Way Plat No. 60, together with that part of vacated McKinley Street accruing thereto.
 Parcel Identifier Numbers:
 01-30-24-14-0016; 01-30-24-14-0017; 01-30-24-14-0018; 01-30-24-14-0019; 01-30-24-14-0033; 01-30-24-14-0034; 01-30-24-14-0035; and 01-30-24-14-0036 (Abstract)

Parcel 2: (Not included in survey.)
 Lot 35, Warren Addition, Anoka County Minnesota, together with that part of vacated McKinley Street accruing thereto. Shown hereon for reference only.
 Parcel Identifier Number:
 01-30-24-14-0039 (Abstract)

GENERAL SURVEY NOTES

- Bearings are based on the Anoka County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut hydrant located 18 +/- feet north of the most easterly property corner, having an elevation of 913.94 feet, as shown hereon.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.

ALTA/NSPS LAND TITLE SURVEY NOTES

- (numbered per Table A)
- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
 - Site Address: 1628 County Road 10 NE, Spring Lake Park, MN 55432.
 - This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27003C0401E, effective date of December 16, 2015.
 - The Gross land area is 99,666 +/- square feet or 2.288 +/- acres.
 - The current Zoning for the subject property was not provided. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
 - (a) Exterior dimensions of buildings at ground level as shown hereon.
 (b) Square footage of exterior footprint of buildings at ground level as shown hereon.
 - Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observe all site features located on the subject property.
 - The number of striped parking stalls on this site are as follows: 74 Regular + 1 Handicap = 75 Total Parking Stalls.
 - Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence as stated in the General Notes section above) shown hereon as determined by:
 (b) markings coordinated by the surveyor pursuant to a private utility locate. Private utility locate performed by Civil Site Group.
 - The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Anoka County GIS.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company, File No. 7858879, dated August 19, 2019. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-6, are not survey related.
 - The following are numbered per the referenced title Commitment:
 - Broadband Communications easement(s) over subject premises in favor of Comcast of Minnesota, Inc., as created in Document No. 2020387.001. (as to Lot 12) Please note this easement is blanket in nature and not plottable. This easement allows for access and maintenance of broadband services.
 - Use and quiet enjoyment easement(s) over the Land as evidenced by Document No(s). 917537 (as to Parcel 2) As shown hereon over the northwest portion of Lot 35.
 - Declaration of Driveway Easement dated May 10, 2018, filed June 05, 2018, as Document No. 2200931.001 which contain no forfeiture provision. (as to Parcel 2) As shown hereon over Lots 10 and 34.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 [A] Please note there is a vinyl fence that crosses the northwesterly property line, as shown hereon.

ALTA CERTIFICATION

To: SLPH10 LLC, a Minnesota limited liability company; Topline Properties, LLC, a Minnesota limited liability company; Old Republic National Title Insurance Company; and Guaranty Commercial Title, Inc.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6(a), 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof.
 The fieldwork was completed on 9-7-2021.
 Dated this 14th day of September, 2021.

Rory L. Synsteliien
 rory@civilsitegroup.com
 Minnesota License No. 44565

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PROJECT
 1628 County Road 10 NE
 Spring Lake Park, Anoka County, MN 55432

CLIENT
 Caspian Group
 7401 Bush Lake rd, Edina, MN 55439

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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.

RORY L. SYNSTELIEN
 DATE 9-14-2021 LICENSE NO. 44565

QA/QC	OF
FIELD DREW	OF
DRAWN BY	JRN
REVIEWED BY	CJ
UPDATED BY	

VICINITY MAP



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 21318
 ALTA/NSPS LAND TITLE SURVEY

V1.0
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