

EXISTING PROPERTY DESCRIPTIONS:

PARCEL 1: (P&S 31-34-24-44-000) (New Title Commitment)
 That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the west right of way line of State Trunk Highway No. 47, add point being 207 feet South of the centerline of County Road No. 81, as now traveled; thence West on a line parallel to said centerline of County Road No. 81 a distance of 103 feet; thence South on a line parallel to said centerline of County Road No. 81 a distance of 146 feet; thence East on a line parallel to said centerline of County Road No. 81 a distance of 146 feet; thence North on a line parallel to said centerline of County Road No. 81 a distance of 103 feet; thence West on a line parallel to said centerline of County Road No. 81 a distance of 146 feet to the place of commencement.

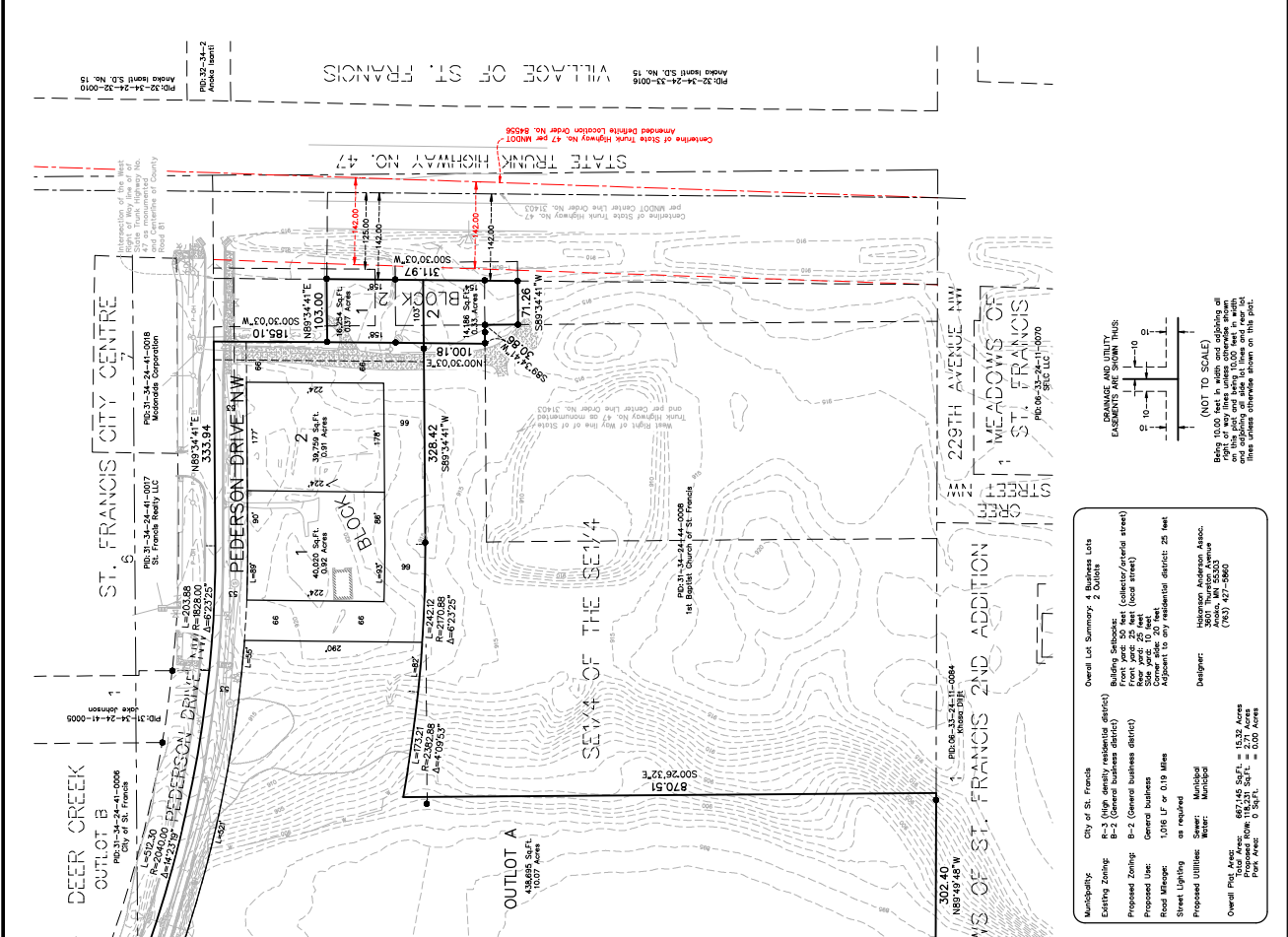
PARCEL 2: (P&S 31-34-24-44-000) (New Title Commitment)
 That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Beginning at a point on the centerline of County Road No. 81, as now laid out and traveled, which point is 272.5 feet West of the east line of said Southeast Quarter of the Southeast Quarter; thence South parallel with the said centerline of County Road No. 81 a distance of 200 feet; thence East parallel with the centerline of said County Road No. 81 a distance of 103 feet; thence North and parallel with said east line a distance of 200 feet; thence West parallel with the centerline of said County Road No. 81 a distance of 103 feet to the point of commencement; EXCEPT THE PART DESCRIBED AS FOLLOWS: A line parallel to said centerline of County Road No. 81 a distance of 133 feet to the west right of way line of State Trunk Highway No. 47 a distance of 146 feet; thence North on a line parallel to said centerline of County Road No. 81 a distance of 133 feet to the west right of way line of State Trunk Highway No. 47; thence North along said west right of way line to the place of commencement.

PARCEL 3: (P&S 31-34-24-44-000) (New Title Commitment)
 That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the west right of way line of State Trunk Highway No. 47, thence South parallel to said centerline of County Road No. 81 a distance of 443 feet; thence West parallel to said centerline of County Road No. 81 a distance of 103 feet; thence East along said centerline of County Road No. 81 a distance of 146 feet; thence North on a line parallel to said centerline of County Road No. 81 a distance of 103 feet to the place of commencement.

Together With:
 (P&S 31-34-24-44-000) (New Title Commitment)
 That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Beginning at a point on the west right of way line of State Trunk Highway No. 47, add point being 185 feet South of the centerline of County Road No. 81, as now traveled; thence South on a line parallel to said centerline of County Road No. 81 a distance of 103 feet; thence East on a line parallel to said centerline of County Road No. 81 a distance of 146 feet; thence North on a line parallel to said centerline of County Road No. 81 a distance of 103 feet to the point of beginning.

Non-exclusive agreement, statement for address purposes and for address purposes over the West 15 feet of the (bearing) described tract: That part of the Southeast Quarter of Section 31, Township 34, Range 24, Anoka County, Minnesota, described as follows: Commencing at a point on the centerline of County Road No. 81, as now traveled; thence South on a line parallel to said centerline of County Road No. 81 a distance of 185 feet; thence West on a line parallel to said centerline of County Road No. 81 a distance of 103 feet; thence East on a line parallel to said centerline of County Road No. 81 a distance of 146 feet; thence North on a line parallel to said centerline of County Road No. 81 a distance of 103 feet to the point of beginning.

ALSO EXCEPT that part of the East 808.50 feet (as measured along the north line of said Southeast Quarter of the Southeast Quarter) (1/4) (Northwest) of the centerline of County Road No. 81, Anoka County, Minnesota.



LEGEND

- SURFACE CONTOUR (1 FT. INTERVAL)
- FOUND IRON MONUMENT
- FOUND CAST IRON MONUMENT
- BUILDING SETBACK LINE
- EDGE OF WATER
- BITUMINOUS SURFACE
- CONCRETE SURFACE

NOTES:

- In providing this survey no attempt has been made to depict or show data concerning easements, liens, depth, condition, capacity or location of utility existing on the site, whether private, municipal or public owned.
- The professional surveyor has made no investigation or independent verification of the accuracy of the title records, or any other facts that an accurate and current title search may disclose.
- The underground utilities shown have been located from field survey and available records. The surveyor makes no guarantee that the location, depth, condition, capacity or location of any other utility shown is correct. The surveyor further does not warrant that the location, depth, condition, capacity or location of any other utility shown is correct, although he does certify that they are located on an accuracy as shown on the plan. The surveyor is not responsible for any damage to existing or proposed underground utilities. Prior to any excavation, contact the appropriate utility companies for an on-site location (800-448-0000). This quality level was determined according to the guidelines of the American Society of Professional Surveyors for the Collection and Deposition of Existing Subsurface Utility Data.
- Bearings are based on the Anoka County Coordinate System.
- Site Benchmark: Top and hydrant XXXXXXXXXX0000000000. Elevation = 300.00 feet (NAVD83)