

●	GAST IRON MONUMENT	Ⓢ	PIEZOMETER	W	WALKOUT ELEVATION
●	IRON PIPE MONUMENT SET	Ⓣ	POWER POLE	W	FIRST FLOOR ELEVATION
●	IRON PIPE MONUMENT FOUND	Ⓤ	GUY WIRE	G	GFE GARAGE FLOOR ELEVATION
●	DRILL HOLE FOUND	Ⓡ	ROOF DRAIN	T	TOP OF FOUNDATION ELEV.
✕	CHISELED "X" MONUMENT SET	Ⓛ	LIFT STATION	L	LOE LOWEST OPENING ELEV.
✕	CHISELED "X" MONUMENT FOUND	Ⓜ	SANITARY MANHOLE	Ⓢ	CONCRETE
Ⓡ	REBAR MONUMENT FOUND	Ⓢ	SANITARY CLEANOUT	Ⓢ	BITUMINOUS
Ⓡ	PK NAIL MONUMENT SET	Ⓢ	STORM MANHOLE	Ⓢ	BUILDING SETBACK LINE
Ⓡ	PK NAIL MONUMENT FOUND	Ⓢ	STORM DRAIN	Ⓢ	CABLE TV
Ⓡ	PK NAIL W/ ALUMINUM DISC	Ⓢ	CATCH BASIN	Ⓢ	CONCRETE CURB
Ⓡ	SURVEY CONTROL POINT	Ⓢ	FLARED END SECTION	Ⓢ	CONTOUR EXISTING
Ⓡ	A/C UNIT	Ⓢ	TREE CONIFEROUS	Ⓢ	CONTOUR PROPOSED
Ⓡ	CABLE TV PEDESTAL	Ⓢ	TREE DECIDUOUS	Ⓢ	GUARD RAIL
Ⓡ	ELECTRIC TRANSFORMER	Ⓢ	TREE CONIFEROUS REMOVED	Ⓢ	DRAIN TILE
Ⓡ	ELECTRIC MANHOLE	Ⓢ	TREE DECIDUOUS REMOVED	Ⓢ	ELECTRIC UNDERGROUND
Ⓡ	ELECTRIC METER	Ⓢ	TELEPHONE MANHOLE	Ⓢ	FENCE
Ⓡ	ELECTRIC OUTLET	Ⓢ	TELEPHONE PEDESTAL	Ⓢ	FIBER OPTIC UNDERGROUND
Ⓡ	YARD LIGHT	Ⓢ	UTILITY MANHOLE	Ⓢ	GAS UNDERGROUND
Ⓡ	LIGHT POLE	Ⓢ	UTILITY PEDESTAL	Ⓢ	OVERHEAD UTILITY
Ⓡ	FIBER OPTIC MANHOLE	Ⓢ	UTILITY VAULT	Ⓢ	TRAIL LINE
Ⓡ	FIRE DEPT. HOOK UP	Ⓢ	WATERMAN MANHOLE	Ⓢ	SANITARY SEWER
Ⓡ	FLAG POLE	Ⓢ	WATER METER	Ⓢ	STORM SEWER
Ⓡ	FUEL PUMP	Ⓢ	WATER SPIGOT	Ⓢ	TELEPHONE UNDERGROUND
Ⓡ	FUEL TANK	Ⓢ	WELL	Ⓢ	RETAINING WALL
Ⓡ	PROPANE TANK	Ⓢ	MONITORING WELL	Ⓢ	UTILITY UNDERGROUND
Ⓡ	GAS METER	Ⓢ	CURB STOP	Ⓢ	WATERMAIN
Ⓡ	GAS VALVE	Ⓢ	GATE VALVE	Ⓢ	TRAFFIC SIGNAL
Ⓡ	GAS MANHOLE	Ⓢ	HYDRANT	Ⓢ	RAILROAD TRACKS
Ⓡ	GENERATOR	Ⓢ	IRRIGATION VALVE	Ⓢ	RAILROAD SIGNAL
Ⓡ	GUARD POST	Ⓢ	POST INDICATOR VALVE	Ⓢ	RAILROAD SWITCH
Ⓡ	HAND HOLE	Ⓢ	SIGN	Ⓢ	SATELLITE DISH
Ⓡ	MAIL BOX	Ⓢ	SOIL BORING	Ⓢ	WETLAND BUFFER SIGN

The land referred to in this Commitment is described as follows:

That part of the following described property:

Commencing at the northwest corner of the N

32 minutes 18 seconds East, along the west side of said Northwest Quarter, a distance of 1254.00 feet to the point of beginning; thence continuing South 10 degrees 32 minutes 18 seconds East, along said west line, a distance of 791.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITORS PLAT, according to the recorded plat thereof, said north line also being the north line of the south 59.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 3727.21 feet more or less to the west bank of the Rum River, thence northwesterly along said west bank to the intersection of said west bank with a line bearing North 89 degrees 56 minutes 37 seconds East, parallel with the north line of said Northwest Quarter, from the point of beginning; thence South 89 degrees 56 minutes 37 seconds West a distance of 1413.09 feet more or less to the point of beginning.

EXCEPTING PARCEL 2

That part of the above described property lying within the following described parcel

That part of the Northwest Quarter of Section 32, Township 34, Range 24, in Anoka County, Minnesota, described as follows:

Commencing at a point on the West line of said Northwest Quarter, distant 81 feet South of the Northwest corner of said Northwest Quarter, thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet to the point of beginning of land to be described; thence continue Easterly on same described line a distance of 111 feet; thence South and parallel with the West line of said Northwest Quarter a distance of 395.5 feet; thence Westerly and parallel with the North line of said Northwest Quarter a distance of 411 feet to the West line of said Northwest Quarter; thence North on the West line of said Northwest Quarter a distance of 207.1 feet; thence Easterly and parallel with the North line of said Northwest Quarter a distance of 300 feet; thence North and parallel with the West line of said Northwest Quarter a distance of 188.4 feet to the point of beginning, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 3

The west 344.00 feet of the north 150.00 feet of the south 743.40 feet of said Northwest Quarter of Section 32.

ALSO EXCEPTING PARCEL 4

That part of the above described property lying within a distance of 50.00 feet easterly and 50.00 feet westerly of the line described in Parcel No. 14 of the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota.

ALSO EXCEPTING PARCEL 5

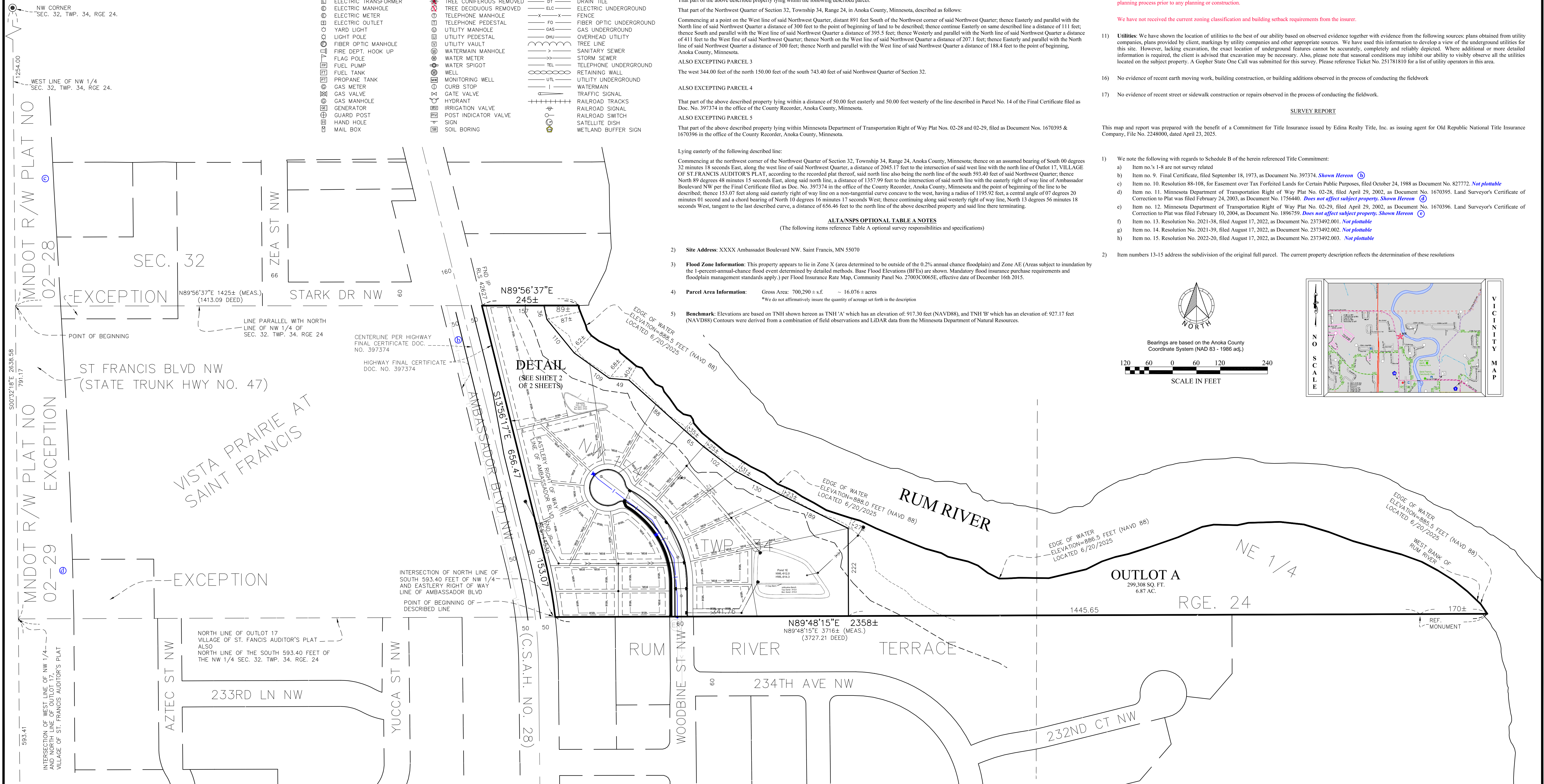
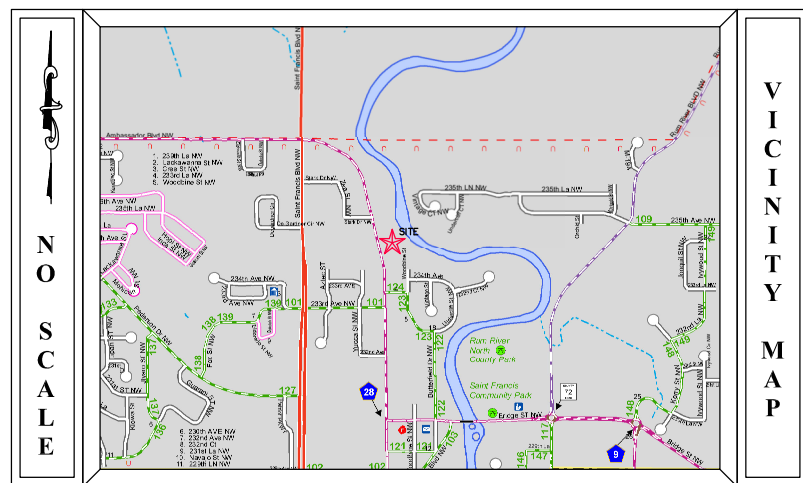
That part of the above described property lying within Minnesota Department of Transportation Right of Way Plat Nos. 02-28 and 02-29, filed as Document Nos. 1670395 & 1670396 in the office of the County Recorder, Anoka County, Minnesota.


Lying easterly of the following described line:

Commencing at the northwest corner of the West Quarter of Section 32, Township 34, Range 24, Anoka County, Minnesota; thence on an assumed bearing of South 00 degrees 32 minutes 18 seconds East, along the west line of said Northwest Quarter, a distance of 2045.17 feet to the intersection of said west line with the north line of Outlot 17, VILLAGE OF ST. FRANCIS AUDITOR'S PLAT, according to the recorded plat thereof, said north line also being the north line of the south 593.40 feet of said Northwest Quarter; thence North 89 degrees 48 minutes 15 seconds East, along said north line, a distance of 1357.99 feet to the intersection of said north line with the easterly right of way line of Ambassador Boulevard NW per the Final Certificate filed as Doc. No. 397374 in the office of the County Recorder, Anoka County, Minnesota and the point of beginning of the line to be described; thence 153.07 feet along said easterly right of way line on a non-tangential curve concave to the west, having a radius of 11952.92 feet, a central angle of 07 degrees 20 minutes 01 second and a chord bearing of North 10 degrees 16 minutes 17 seconds West; thence continuing along said westerly right of way line, North 13 degrees 56 minutes 18 seconds West, tangent to the last described curve, a distance of 656.46 feet to the north line of the above described property and said line thence terminating.

(The following items reference Table A optional survey responsibilities and specifications)

- 2) **Site Address:** XXXXX Ambassador Boulevard NW, Saint Francis, MN 55070
- 3) **Flood Zone Information:** This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.) per Flood Insurance Rate Map, Community Panel No. 27003C006SE, effective date of December 16th 2015.
- 4) **Parcel Area Information:** Gross Area: 790,290 ± s.f. ~ 16,076 ± acres  
\*We do not affirmatively insure the quantity of acres set forth in the description
- 5) **Benchmark:** Elevations are based on TNH shown hereon as TNH 'A' which has an elevation of 917.30 feet (NAVD88), and TNH 'B' which has an elevation of: 927.17 feet (NAVD88). Contours were derived from a combination of field elevations and LIDAR data from the Minnesota Department of Natural Resources.

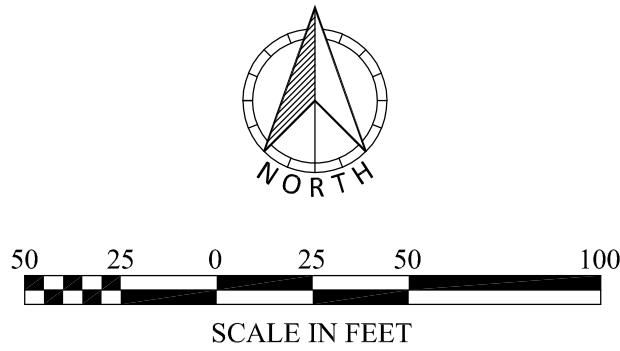


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DRAWN XXX CHECKED XXX DATE XXXXXXXX								ST. FRANCIS, MINNESOTA		1 2



DETAIL

AMBASSADOR  
BLVD NW  
(C.S.A.H. NO. 28)



NORTH LINE OF THE SOUTH 593.4 FEET OF  
THE NW 1/4 OF SEC. 32, TWP. 34, RGE. 24

FIELD CREW	NO.	BY	DATE	REVISION
XXX				
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
XXXXXXXX				

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Date of Plat or Map: 8/21/2025  
*Daniel L. Schmidt*  
Daniel L. Schmidt, PLS Minnesota License No. 26147

ENGINEERS

SURVEYORS

DESIGNERS

PLANNERS

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PLYMOUTH MN 55447 (952) 476-6000  
WWW.SATHRE.COM

TWP:34-RGE.24-SEC.32  
Anoka County

**ST. FRANCIS,  
MINNESOTA**

PRELIMINARY PLAT		FILE NO. 54856-037
PREPARED FOR: MEADOW CREEK CONSTRUCTION		2
		2