

**LEGEND**

Bituminous Surface	Sanitary Sewer Line	Manhole/Catch Basin
Concrete Surface	Storm Sewer Line	Gas Valve
Iron Monument Found	Water Line	Post
Indicates 1/2" Dia. x 18" Long Solid Iron Pipe Set With Plastic Cap Marked By ISG, License No. 43110	Underground Gas Line	Sign
	Underground Fiber Optic Line	Hydrant
	Underground Cable TV Line	Water Valve
	Overhead Utility Line	Utility Pedestal
	Light Pole	Utility Pole/Guy Wire

- DESCRIPTION REFERENCED FROM SCHEDULE A:**  
(Per File No. 57835)
- Outlot B, Alpha Development 2nd Addition, Anoka County, Minnesota
- NOTES:**
- The client has provided a commitment for title insurance issued by Old Republic National Title Insurance Company, having an effective date of August 27, 2020, bearing File No. 57835, which is the basis of this survey.
  - Fee ownership at time of survey is vested in City of Ramsey, a Minnesota municipal corporation, per File No. 57835.
  - Bearings shown hereon are based upon the plat of Alpha Development.
  - 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 property.
  - The surveyed property abuts to Alpine Drive NW and Puma Street NW. No curb cuts, driveways or field roads were observed at the time of the survey.
  - Old Republic National Title Insurance Company, File No. 57835, Schedule B-2 Exceptions (survey related).
  - Terms and conditions of Ordinance No. 86-11 filed October 28, 1987, as Document No. 784944. Said ordinance establishes a storm sewer improvement tax district of which said property is subject to, but is not plottable.
  - Terms and conditions of City of Ramsey Development Contract for Alpha Development and Legacy Christian Academy Site Plan dated May 20, 2011, filed May 23, 2011, as Document No. 2022343.005, Amended by City of Ramsey Amended and Restated Development Agreement (Partial Release) for Alpha Development dated December 13, 2016, files January 10, 2017, as Document No. 2160375.002. Said documents do affect the surveyed property. It is unknown if all conditions have been met.
  - Terms and conditions of Storm Water Treatment and Ponding Maintenance Agreement dated May 20, 2011, filed May 23, 2011, as Document No. 2022343.008. Said document does affect the surveyed property. It is unknown if all conditions have been met.
  - There were no observed possible encroachments on the surveyed property other than those shown on the survey.
  - There was no observed evidence of a cemetery or burial ground within the surveyed property.
  - Snow and ice were present on this site during the field survey on January 8, 2021 and may have made some physical features not visible.
  - Deeds for adjoining to the surveyed property were not provided with title documentation and therefore not reviewed as part of this survey.
  - The word "certify" or "certificale" is an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, express or implied.

- OPTIONAL TABLE A ITEMS:**
- Monuments to be set as part of this survey are shown hereon.
  - Address of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork are shown hereon. No address has been assigned to the property.
  - The flood zone classification/limits depicted hereon, if any, are subject to map scale uncertainty. The surveyed property shown on this survey map is in Flood Zone X, according to Flood Insurance Rate Map Community Panel No. 27003C0280E, published by the Federal Emergency Management Agency, effective date December 16, 2015.
  - Gross land area is shown hereon.  
**AREA TABLE:**  
Outlot B - 2.91 Acres
  - Vertical relief with the source of information (ground survey or aerial map), contour interval, datum, and originating benchmark identified. Vertical relief data was obtained by a ground survey. Vertical datum is based on NAVD88 and 1 foot contours are shown on this survey.  
Onsite benchmark is Top Nut Fire Hydrant located near the northwest corner of Outlot B - Elev=888.56.  
Offsite benchmark is PUMA MNDT RM1 - Elev=884.89.
  - If set forth in a zoning report or letter provided to the surveyor by the client, list the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements. Identify the date and source of the report or letter. No report or letter was provided.  
**R-1 (MUSA) (Per City of Ramsey website)**  
**Setbacks**  
Building  
Front = 30 feet  
Rear = 30 feet  
Side = 6 feet (uninhabitable) 10 feet (habitable)  
Corner = 30 feet

- OPTIONAL TABLE A ITEMS CONT.:**
- 7a. Exterior dimensions of all buildings at ground level on the surveyed property are shown hereon. No buildings were observed at the time of the survey.
  - Substantial features observed in the process of conducting fieldwork (in addition to the improvements and features required pursuant to Section 5 in the 2016 ALTA/NSPS Standards) are shown hereon.
  - Number and type (e.g., disabled, motorcycle, regular and other marked specialized types) of clearly identifiable parking spaces on surface parking areas, lots, and in parking structures. Striping of clearly identifiable parking spaces on surface parking areas and lots. The number of parking stalls observed on the surveyed property are as follows: No stalls were observed at the time of the survey.
  - Location of utilities existing on or serving the surveyed property as determined by observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources. Location of all utilities shown and plotted are approximate, based on Gopher State One Call on October 14, 2020, Ticket Numbers 202881099 and 202881100. Location of all utilities shown and plotted are based on visible surface identification, and/or drawings provided by utility companies contacted by the Gopher State One Call. Utility lines in street right-of-way are not necessarily complete. Private utility lines, may not be located per the Gopher State One Call, available record drawings were used in preparing the location of these lines. Excavations were not made during the process of this survey to locate underground utilities and/or structures. Additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center for verification of utility type and field location, prior to excavation. Per Gopher State One Call Ticket Numbers 202881099 and 202881100, the following utilities were notified:
- |                     |              |
|---------------------|--------------|
| Name                | Phone No.    |
| Comcast             | 800-778-9140 |
| City of Ramsey      | 763-433-9861 |
| Century Link        | 800-778-9140 |
| Cornexus Energy     | 763-323-4215 |
| Center Point Energy | 800-778-9140 |
| Zayo Bandwidth      | 888-267-1063 |
- Names of adjoining owners according to Anoka County current tax records are shown on this survey.
  - There was no observed evidence of current earth moving work, building construction, or building additions while conducting the fieldwork.

**CERTIFICATION OF SURVEYOR:**

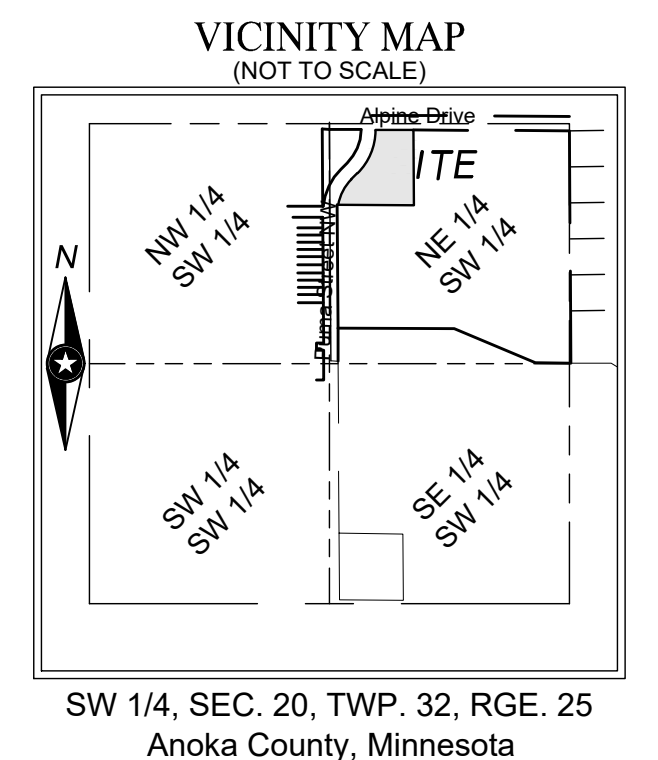
To: U.S. Home Corporation and Old Republic National Title Insurance Company:

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 1-5, 6a, 7a, 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on January 8, 2021.

Date: February 8, 2021

Signed: *Mark A. Schwanz*

Mark A. Schwanz, Licensed Land Surveyor  
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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.

MARK A. SCHWANZ

DATE 02/08/21 LIC. NO. 45817

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PROJECT

**LENNAR CORPORATION**

RAMSEY MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
02/08/21	Updated Title Commitment	JW

PROJECT NO.	20-24580
FILE NAME	24580 ALTA - OUTLOT B
DRAWN BY	JW
DESIGNED BY	---
REVIEWED BY	MAS
ORIGINAL ISSUE DATE	---/--/---
CLIENT PROJECT NO.	-

TITLE

**ALTA/NSPS LAND TITLE SURVEY**

