

CERTIFICATE OF SURVEY/SKETCH PLAN/SITE PLAN

~for~ GREEN VALLEY GREENHOUSE
 ~of~ PROPOSED DAVIS FARMS SECOND ADDITION

PROPERTY DESCRIPTION

- Parcel 1:
Lot 1, Block 1, HUNT ADDITION, Anoka County, Minnesota.
- Parcel 2:
Lot 2, Block 1, TROTT BROOK ADDITION, Anoka County, Minnesota.
- Parcel 3:
Lot 1, Block 1, DAVIS FARMS ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/9/2022.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers:
03-32-25-42-0002 (Parcel 1)
03-32-25-43-0003 (Parcel 2)
03-32-25-41-0005 (Parcel 3)
- Curb shots are taken at the top and back of curb.
- This survey was prepared using a Title Commitment No. 86728, issued by Gibraltar Title Agency, LLC as agent for Stewart Title Guaranty Company. The Title Commitment is dated effective on May 16, 2022.

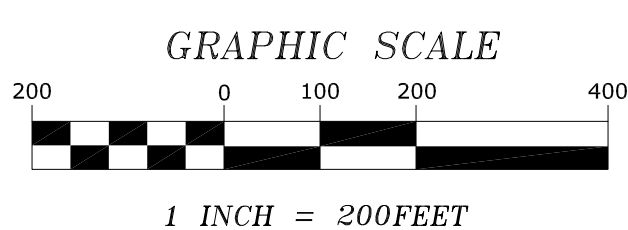
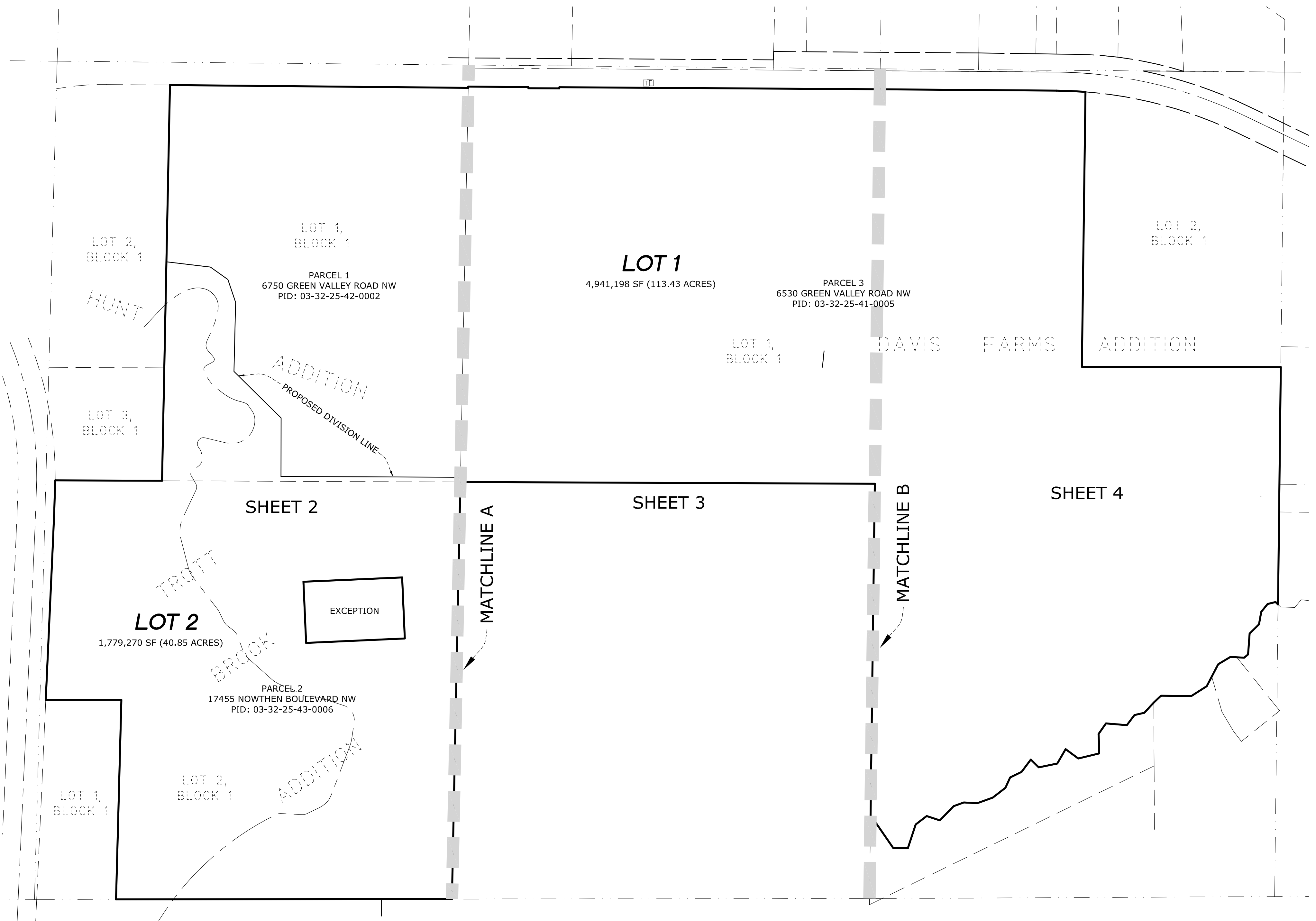
LEGEND

- DENOTES IRON MONUMENT FOUND MARKED RLS 41578 (UNLESS OTHERWISE NOTED)
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊙ DENOTES ANOKA COUNTY CAST IRON MONUMENT
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- OHU — CD — DENOTES POWER POLE AND OVERHEAR WIRES
- X — X — DENOTES FENCE
- DENOTES ELECTRICAL BOX
- DENOTES TELEPHONE PEDESTAL
- DENOTES FIBER OPTIC BOX
- ◀ DENOTES STORM SEWER APRON
- ⊙ DENOTES WELL
- Δ — DENOTES RIGHT OF ACCESS DEDICATED TO ANOKA COUNTY PER PLAT OF DAVIS FARMS ADDITION
- WET — DENOTES WETLAND DELINEATED BY JACOBSON ENVIRONMENTAL IN 2017
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PAVER SURFACE
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

BENCHMARK

ANOKA COUNTY BENCHMARK NO. 3078
 ELEVATION 867.97 (NAVD88)

OVERALL PARCEL SKETCH



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
 Date: 6/22/2022 License No. 41578

E. G. RUD & SONS, INC.
 EST. 1977 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701
 www.egrud.com

| | | |
|---------------|-------------------|-----------------|
| DRAWN BY: BAB | JOB NO: 17457PP | DATE: 6/21/2022 |
| CHECK BY: JER | FIELD CREW: RW/MR | |
| 1 | | |
| 2 | | |
| 3 | | |
| NO. | DATE | DESCRIPTION |
| | | BY |

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SEE SHEET 1 FOR LEGEND AND NOTES

NORTH



MATCHLINE A
 (SEE SHEET 3 OF 4 SHEETS)

PN No. 03-32-25-13-0001
 Owner: Ronald Hunt Trustee
 Address: 6787 Green Valley Rd, NW

PN No. 03-32-25-13-0001
 Owner: HUNT RONALD E & JUDITH A
 Address: UNASSIGNED

PN No. 03-32-25-14-0001
 Owner: Matthew Baird
 Address: 6501 Green Valley Rd, NW

PN No. 03-32-25-42-0003
 Owner: Ernest Mjha
 Address: 6780 Green Valley Rd, NW

PN No. 03-32-25-42-0005
 Owner: Ryan Hunt
 Address: 17225 Nowthen Blvd, NW

EXCEPTION
 PIN No. 03-32-25-43-0004
 Owner: Spencer Burger Jr., Trustee
 Address: 17405 Nowthen Blvd, NW

244.94
 N89°56'27"E
 PRIVATE INGRESS/EGRESS
 EASEMENT PER DOC. NO.
 2180865.005

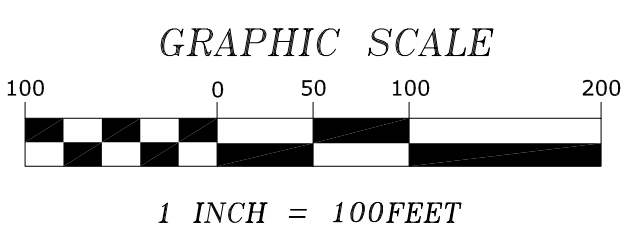
PN No. 03-32-25-43-0008
 Owner: Trott Brook Hall
 Address: 17301 Nowthen Blvd, NW

PN No. 10-32-25-12-0009
 Owner: Janice Wright Trustee
 Address: 17105 Nowthen Blvd, NW

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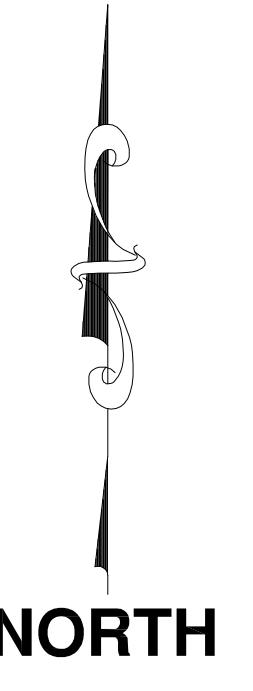


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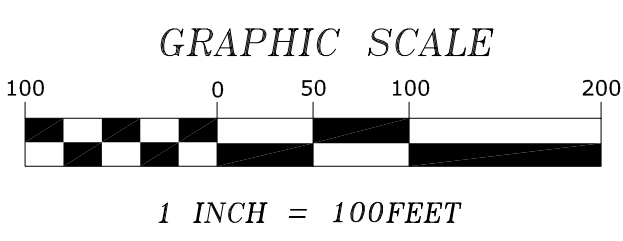
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MATCHLINE A
(SEE SHEET 2 OF 4 SHEETS)

MATCHLINE B
(SEE SHEET 4 OF 4 SHEETS)

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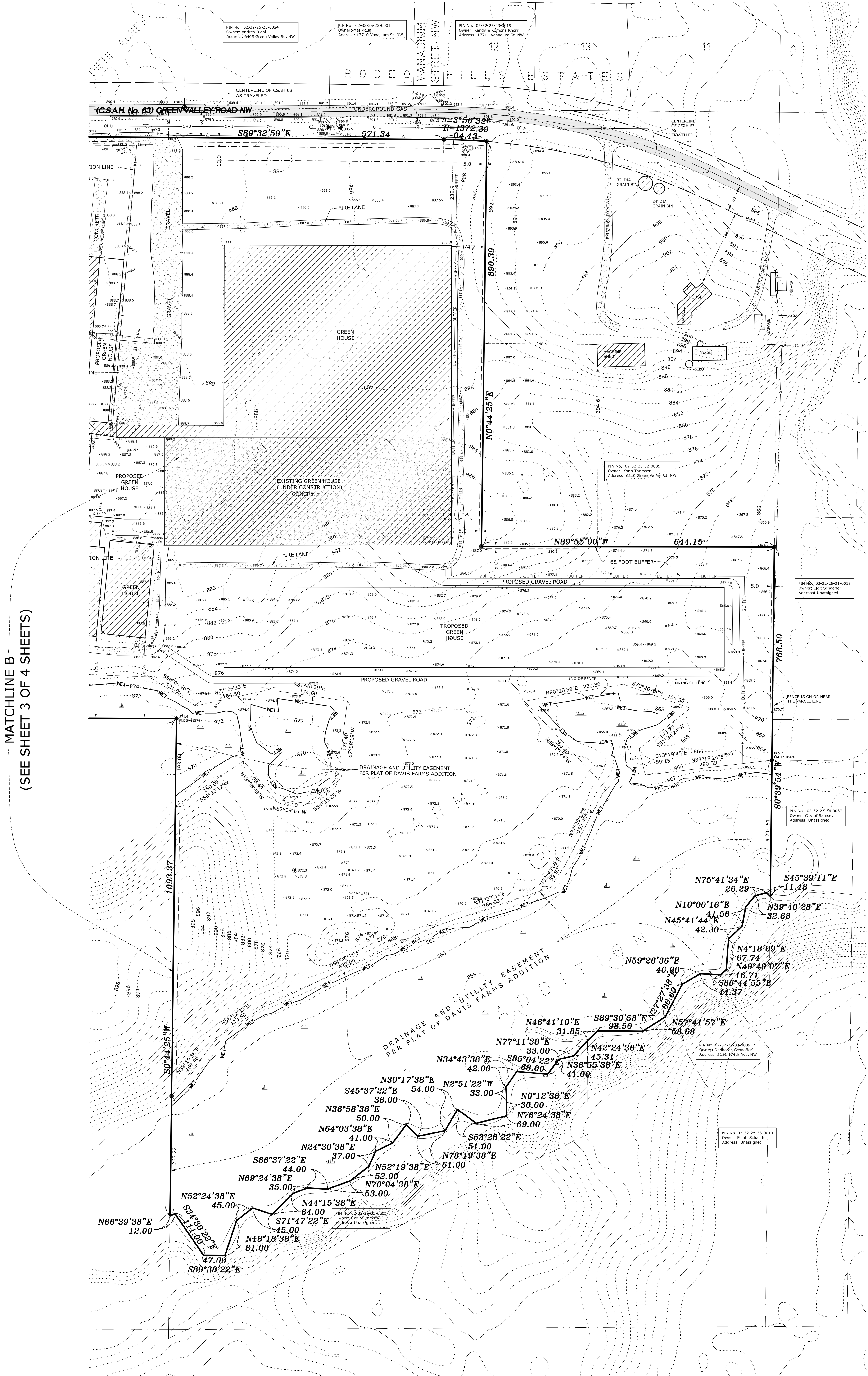
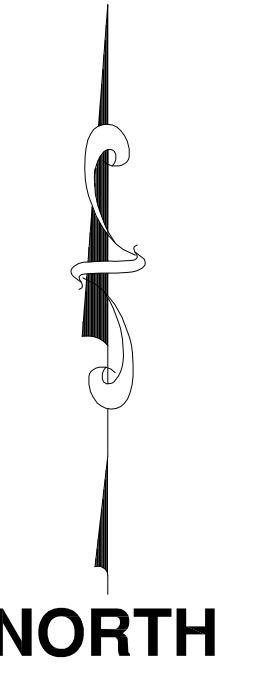
Jason E. Rud
 JASON E. RUD
 Date: 6/22/2022 License No. 41578

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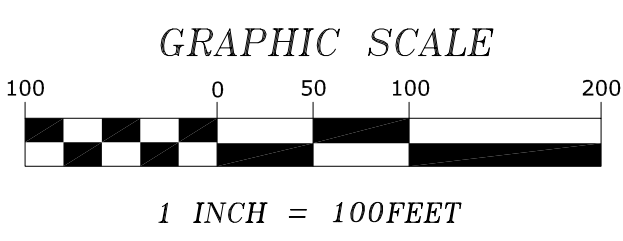
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