

DESCRIPTION OF PROPERTY SURVEYED

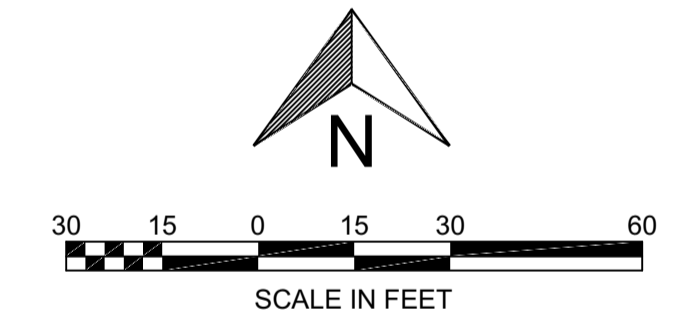
Lot 1, Block 2, ALPACA ESTATES 2ND ADDITION, Anoka County, Minnesota.

GENERAL SURVEY NOTES

- Bearings are based on the Anoka County Coordinate System (1996 Adjustment).
- 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.
- Site Address: 14275 Alpaca Street Northwest, Ramsey, Minnesota 55303.
- 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. 27003C0280E, effective date of December 16, 2015.
- The Gross land area is 135,957 +/- square feet or 3.121 +/- acres.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Anoka County Interactive Property Map.
- The field work was completed on 8-25-2023.

SURVEY REPORT

- This map and report was prepared without the benefit of a Commitment for Title Insurance. The property description was obtained from Anoka County tax records and may not be the latest description of record. We have shown hereon a drainage and utility easement per the plat of ALPACA ESTATES 2ND ADDITION only. There may be easements or other matters of record we are unaware of and thus not shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - [A]. Bituminous driveway crosses the south line of subject property, as shown hereon.
 - [B]. Gravel driveway crosses the south line of subject property, as shown hereon.



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	⊠	ELECTRICAL 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	⊠	CONIFEROUS 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
-x-x-	WOODEN FENCELINE	⊠	FLARED END SECTION	⊠	CAST IRON MONUMENT
—G—	GUARDRAIL	⊠	TELEPHONE BOX	⊠	
Δ	ACCESS RESTRICTION	⊠	TELEPHONE MANHOLE	⊠	
⊠	CONCRETE SURFACE	⊠	TRAFFIC SIGNAL	⊠	
⊠	PAVER SURFACE	⊠	HYDRANT	⊠	
⊠	BITUMINOUS SURFACE	⊠	FIRE CONNECTION	⊠	
⊠	GRAVEL/LANDSCAPE SURFACE	⊠	POST INDICATOR VALVE	⊠	
		⊠	WATER MANHOLE	⊠	
		⊠	WATER VALVE	⊠	
		⊠	WELL	⊠	

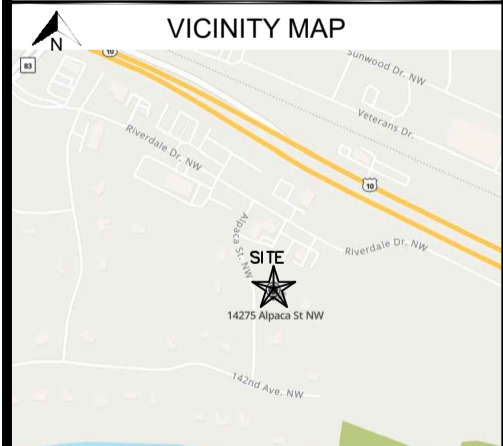
PROJECT
14276 Alpaca Street NW
Ramsey, Anoka County, Minnesota 55303

CLIENT
Jay McDonald
14275 Alpaca Street NW, Ramsey, Minnesota 55303

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 9-6-2023 LICENSE NO. 44565

QA/QC	
FIELD CREW	DD
DRAWN BY	DP
REVIEWED BY	CJ
UPDATED BY	



REVISION SUMMARY	
DATE	DESCRIPTION

PROJECT NO.: 23331
BOUNDARY SURVEY

V1.0