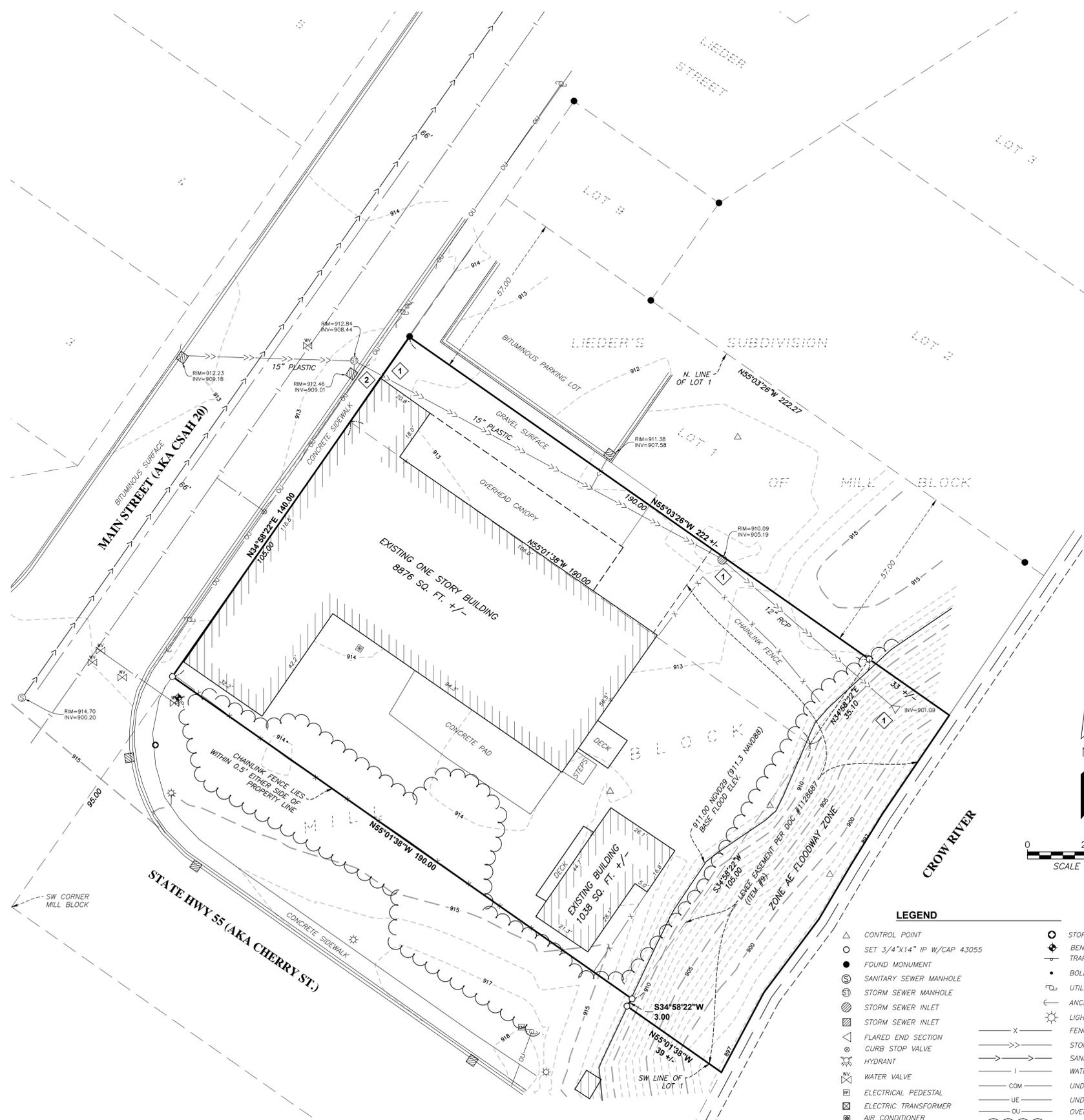


# ALTA/ACSM LAND TITLE SURVEY

PART OF MILL BLOCK, ROCKFORD, MINNESOTA

Plot Date & Time: 18 September 2015 12:58 PM  
 ALTA/ACSM Land Title Survey Drawing 2950-0016 ALTA.dwg



### PROPERTY DESCRIPTION

The following description was provided in Old Republic National Title Insurance Company (by Agent, Burnet Title) Title Commitment no. 15-10095, which has an effective date of June 12, 2015 at 7:00 A.M.

Lot one (1) of Lieder's Subdivision of Mill Block in the Townsite of Rockford, according to the plat on file and of record in the Office of the County Recorder, in and for Wright County, Minnesota, except the northeasterly 57 feet thereof;

and

Commencing at a point on Main Street in the Village of Rockford, in the northwest boundary line of Mill Block, Ninety-five (95) feet northeast of the southwest corner of said Mill Block, thence extending northeast along said Main Street One Hundred Five (105) feet; thence at a right angle southeast One Hundred Ninety (190) feet; thence at a right angle southwest One Hundred Five (105) feet; thence at right angle northwest One Hundred Ninety (190) feet to the place of beginning; Wright County, Minnesota.

### STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notes are intended to draw the users attention only, the surveyor does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown hereon.

- Storm sewer lines cross property, no easement was provided for these lines
- Building corner extends approximately 0.3' over property line

### NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2C as provided in Old Republic National Title Insurance Company (by Agent, Burnet Title) Title Commitment no. 15-10095, which has an effective date of June 12, 2015 at 7:00 A.M.

Items 1, 2, 3, 5 and 6 are not survey related and are not addressed herein.

Item 4. Rights of the public, the State of Minnesota and of the U.S. Government to use that part of the premises which lies below the high water mark or U.S. Government Harbor line of Crow River. Rights, if any, of any riparian owners and of the public to use the surface, sub-surface, and bed of Crow River, and any adverse claims based on the assertion that the bed of Crow River has changed. - THE ORDINARY HIGH WATER MARK WAS LOCATED IN THE FIELD TO THE BEST OF OUR ABILITIES. THE WATER ELEVATION ON THE DAY OF FIELD SURVEY IS INDICATED HEREON.

Item 7. Such matters as would be disclosed by an accurate survey. - THIS DOCUMENT REPRESENTS AN ACCURATE SURVEY OF THE LANDS DESCRIBED ABOVE SUBJECT TO THE STATEMENTS, CERTIFICATIONS, AND NOTES SHOWN HEREON.

Item 8. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises - POSSIBLE ENCROACHMENTS OBSERVED BY THE SURVEYOR ARE LISTED HEREON. ANY OVERLAPS OF TITLE LINES DISCLOSED BY THE TITLE DOCUMENTS PROVIDED IN THE TITLE INSURANCE COMMITMENT ARE SHOWN HEREON (IF ANY). UNLESS DOCUMENTED IN THE TITLE COMMITMENT OR DISCLOSED BY THE PROPERTY OWNER, BOUNDARY LINE DISPUTES ARE NOT SHOWN OR NOTED ON THIS SURVEY.

Item 9. Terms and conditions of Levee Easement, dated August 21, 2009, filed September 16, 2009, as Document No. 1128687 - SAID EASEMENT IS SHOWN HEREON

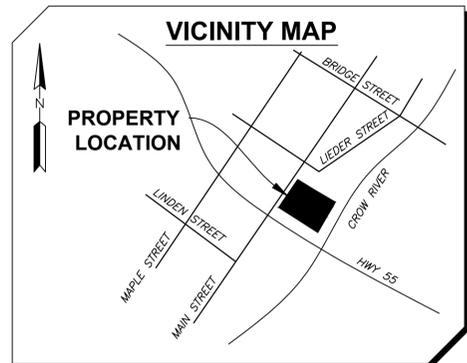
Item 10. Easements for utility and drainage purposes, if any, as shown on the recorded plat- THERE ARE NO UTILITY OR DRAINAGE EASEMENTS SHOWN ON THE PLAT.

### TABLE "A" OPTIONAL ITEMS

- PROPERTY ADDRESSES: No Known Address
- FLOOD ZONE CLASSIFICATION: This property is located in flood Zone X (Areas of 0.2% annual chance flood) AND Floodway Area Zone AE according to Panel 128F of the FEMA Flood Insurance Rate Map Number 27053C0128f, which has an effective date of 2/28/20013.
- GROSS LAND AREA: 0.73 ACRES MORE OR LESS
- ZONING CLASSIFICATION: NOT PROVIDED BY THE INSURER
- EXTERIOR BUILDING DIMENSIONS SHOWN ARE THE EXTERIOR FACADE AT CHEST HEIGHT. UNDERGROUND FOOTINGS AND FOUNDATIONS AND ROOF LINES/EAVES MAY EXTEND OUTSIDE THE BUILDING LINES SHOWN.
- THERE ARE NO STRIPED OR MARKED PARKING SPACES ON THE SUBJECT PROPERTY.
- LOCATION OF UTILITIES SHOWN HEREON ARE BASED ON MARKINGS MADE AS A RESULT OF A GOPHER STATE ONE CALL UTILITY LOCATE REQUEST. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THAT THE UTILITY LINES SHOWN ARE IN THEIR CORRECT LOCATIONS.

### GENERAL NOTES

- Bearings shown hereon are based on the Wright County Coordinate System relative to the NAD83(96) control adjustment.
- Elevations shown hereon are based on the NGVD88 vertical datum relative to MNDOT control station 8607W which has a published elevation of 955.08'.
- The boundary of the subject property is shown extending to the edge of the Crow River based on the intent of the original plats of Mill Block and Lieder's Subdivision.



### LEGEND

△ CONTROL POINT	○ STOP LIGHT
● SET 3/4"x1/4" IP W/CAP 43055	⊕ BENCHMARK
○ FOUND MONUMENT	⊕ TRAFFIC SIGN
⊙ SANITARY SEWER MANHOLE	● BOLLARD/POST
⊙ STORM SEWER MANHOLE	⊕ UTILITY POLE
⊙ STORM SEWER INLET	⊕ ANCHOR CABLE
⊙ STORM SEWER INLET	⊕ LIGHT POLE
⊙ FLARED END SECTION	— X — FENCE LINE
⊙ CURB STOP VALVE	— >> — STORM SEWER
⊙ HYDRANT	— > — SANITARY SEWER
⊙ WATER VALVE	— I — WATERMAIN
⊙ ELECTRICAL PEDESTAL	— COM — UNDERGROUND COMMUNICATION LINE
⊙ ELECTRIC TRANSFORMER	— UE — UNDERGROUND ELECTRIC LINE
⊙ AIR CONDITIONER	— OU — OVERHEAD UTILITY LINE
	— — — TREE LINE

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WOODBURY, MN 55125

Ph: 651-395-5212

CLIENT NAME  
**THE CITY OF  
ROCKFORD, MINNESOTA**

PROJECT TITLE		ALTA/ACSM LAND TITLE SURVEY	
DWN BY	CHK'D	APP'D	DWG DATE
CNA	DSL	CNA	SEPT. 2015
PROJECT NO.		SHEET NO.	
2950-0016		1 OF 1	

### CERTIFICATION

To: Burnet Title Insurance Company, and Dan Madsen: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 7a, 8, 9, and 11b of Table A thereof.

Date of Plat or Map: 9/18/2015

*Chris Ambourn*  
Chris Ambourn, MN. License 43055