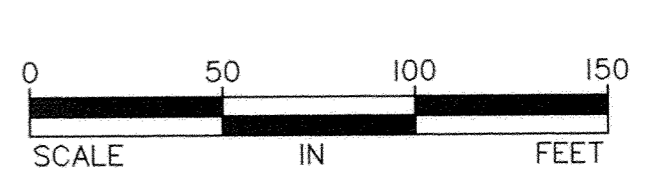


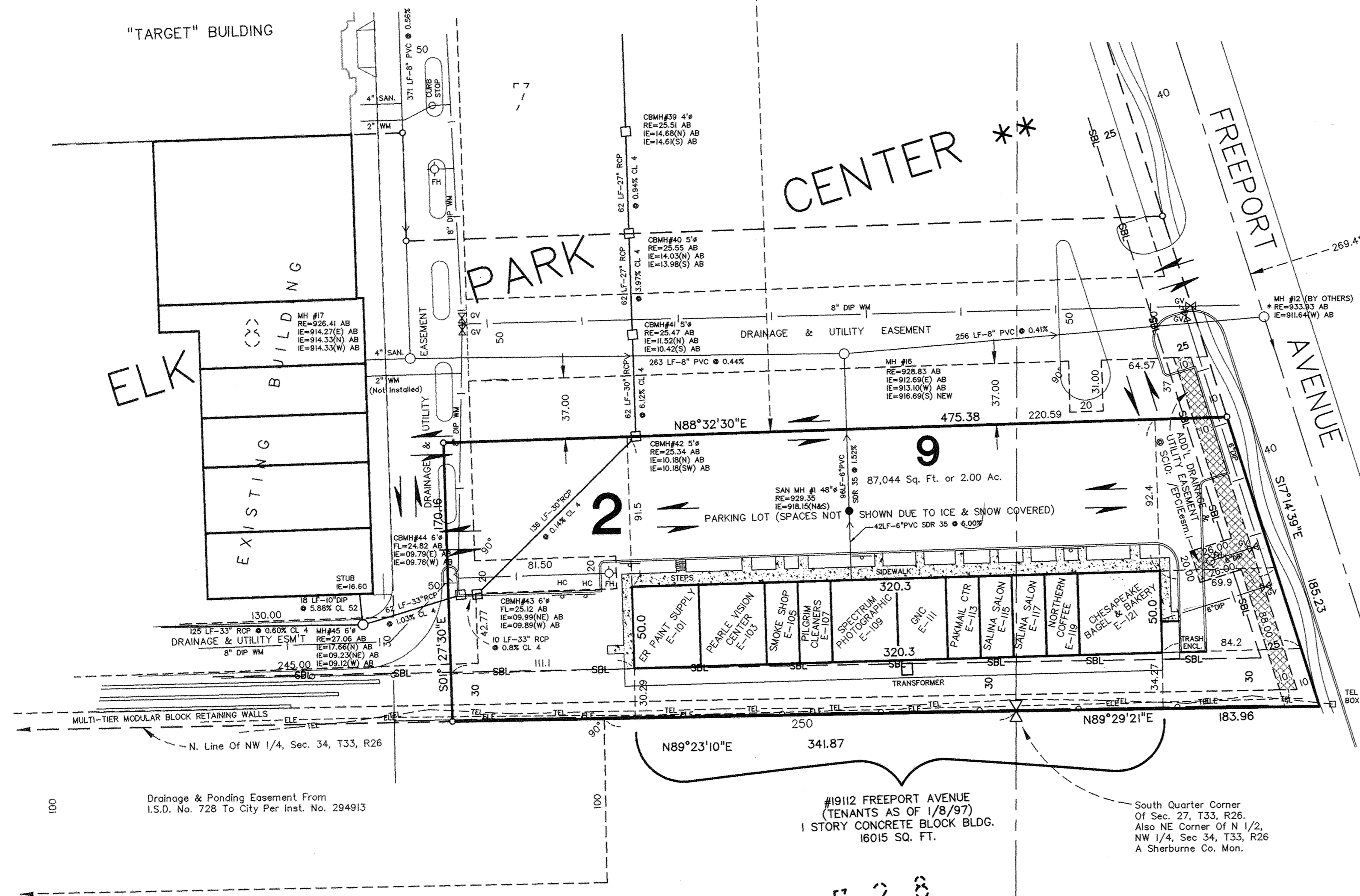
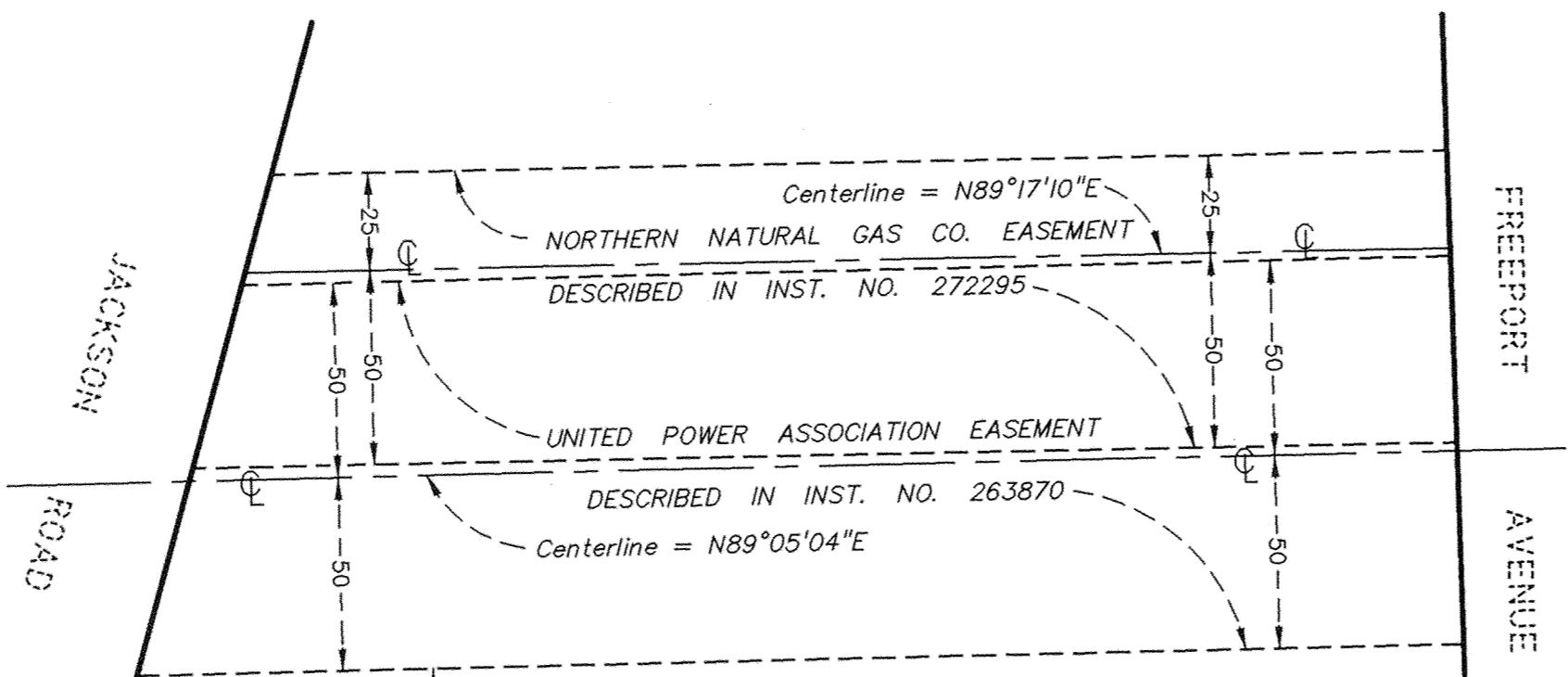
LEGEND

- EXISTING**
- - - - - EASEMENT LIMITS
 - CURB
 - MANHOLE
 - SANITARY SEWER
 - WATERMAIN
 - E- UNDERGROUND ELECTRIC
 - G- UNDERGROUND GAS
 - TEL- UNDERGROUND TELEPHONE
 - O- OVERHEAD POWER LINE
 - CHAIN LINK FENCE
 - ◇ HYDRANT AND VALVE TYP.
 - △ GATEVALVE
 - S- STORM SEWER
 - ⊃ CATCH BASIN
 - ⊃ FLARED END SECTION
- SBL — DENOTES APPLICABLE SET-BACK LINES PER PLAN APPROVED BY CITY ON 9/13/1993 & AS INTERPRETED 2/9/1994 BY STEVE ACH, ELK RIVER CITY PLANNER. PROJECT IS "P.U.D." ZONING & HAS "ZERO SET-BACK" ON INTERIOR LOT/PROPERTY LINES.

- NOTES:**
1. AREAS SHOWN WITH COMPLETED BITUMINOUS SURFACE ARE APPROXIMATE — NOT FIELD VERIFIED
 2. UTILITIES SHOWN COMPLETED IN BLOCK 2 ONLY
 3. UTILITIES IN PUBLIC RIGHT-OF-WAYS ARE NOT SHOWN.
 4. PIPE CLASS TAKEN FROM DESIGN PLANS ACTUAL CLASS OR PIPE NOT FIELD VERIFIED
 5. GAS LINES SHOWN ASSUMED TO BE 2" LINES
 6. ELECTRIC SERVICE BETWEEN LIGHT POLES ARE NOT SHOWN
 7. UNDERGROUND UTILITY LOCATION PREPARED FROM LOCATIONS IN THE FIELD PROVIDED BY UTILITIES, AND FROM RECORD DRAWINGS.
- * CASTING NOT SET TO GRADE



○ Denotes Iron Pipe Set During Plotting Process
 ⊙ Denotes (JLM) Judicial Landmark Set Pursuant To Torrens Case No. C5-91-1742
 T.00000 = Doc. No. Of Registrar Of Titles (TORRENS)
 A.00000 = Doc. No. Files Of County Recorder (ABSTRACT)
 ** Recorded May 19, 1994 As Torrens Inst. No. 16611 & Recorded May 18, 1994 As Abstract Inst. No. 294907



SUBJECT PROPERTY:
 Lot 9, Block 2, ELK PARK CENTER, Sherburne County, Minnesota.
 Torrens Certificate No. 5448
ADDITIONAL UTILITY EASEMENT ALONG FREEPORT AVE. FOR "BUILDING E" (Now Desc'd in Torrens Doc. No. 18863):
 An easement for utility purposes over, across, and under all that part of Lot 9, Block 2, ELK PARK CENTER Sherburne County, Minnesota; and over, across, and under all that part of Lot 8 (except the North 0.15 feet thereof, as measured at right angles to the most northerly line of said Lot 8), said Block 2; and bounded on the east by a line 10.00 feet southwesterly of, as measured at right angles to, the Easterly line of said Lots 8 and 9; bounded on the west by a line 20.00 feet southwesterly of, as measured at right angles to, said Easterly line of Lots 8 and 9; bounded on the south by the South line of said Lot 9; and bounded on the north by the south line of a platted drainage and utility easement being a line 37.00 feet north of, as measured at right angles to, the North line of said Lot 9.

TOGETHER WITH an additional easement for utility purposes over, across, and under all that part of said Lot 9, Block 2, ELK PARK CENTER, described as Commencing at the point of intersection of said South line of Lot 9 with said line 20.00 feet southwesterly of, as measured at right angles, to said Easterly line of Lot 9; thence North 17 degrees 14 minutes 39 seconds West along said parallel line for a distance of 88.00 feet to the actual Point Of Beginning of the additional easement to be hereby described; thence continue North 17 degrees 14 minutes 39 seconds West for a distance of 20.00 feet; thence South 72 degrees 45 minutes 21 seconds West for a distance of 26.00 feet; thence South 17 degrees 14 minutes 39 seconds East for a distance of 20.00 feet; thence North 72 degrees 45 minutes 21 seconds East for a distance of 26.00 feet to the Point Of Beginning.

I hereby certify to IDS Life Insurance Company, Lender; Kraus-Anderson of Elk River, Inc., borrower; American Express Financial Corporation; and to Chicago Title Insurance Company; that this plat represents a true and correct survey made on the ground under my direct supervision on January 8, 1997; that this survey has been prepared to comply with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992; that these buildings do not encroach on any street, title or building lines, nor are there any encroachments by improvements from adjoining properties, except as follows: NONE.

JOHN OLIVER & ASSOCIATES, INC.
 By: _____
 John O. Oliver, Land Surveyor
 Minnesota License No. 8194
 Date: January 8, 1997
 SC 10: /EPCIALTA-9-2
 1/08/97
 File: 6476.10-76

REV. NO.	DATE	DESCRIPTION

DATE: 1/8/97
 BK/P/G: DATA COLL
 DRAWN BY: SLF
 CHECKED BY: JO
 DWG: EP-1992.DWG
 TEXT:
 FILE NO.: 6476.10-76

John Oliver & Associates, Inc.
 Civil Engineering, Land Surveying, Land Planning
 580 Dodge Avenue
 Elk River, Minnesota 55330
 (612)441-2072 (FAX)441-5665
 201 W. Travelers Trail, Suite 200
 Burnsville, Minnesota 55337
 (612)894-3045 (FAX)894-3049

AS - BUILT SURVEY

SHEET NO. OF

I. S. D. N.O. 728

SHERBURNE COUNTY, MINNESOTA
 RECORDERS OFFICE
 FILED FOR RECORDING
 JANUARY 9 1997
 ELK RIVER, MINNESOTA