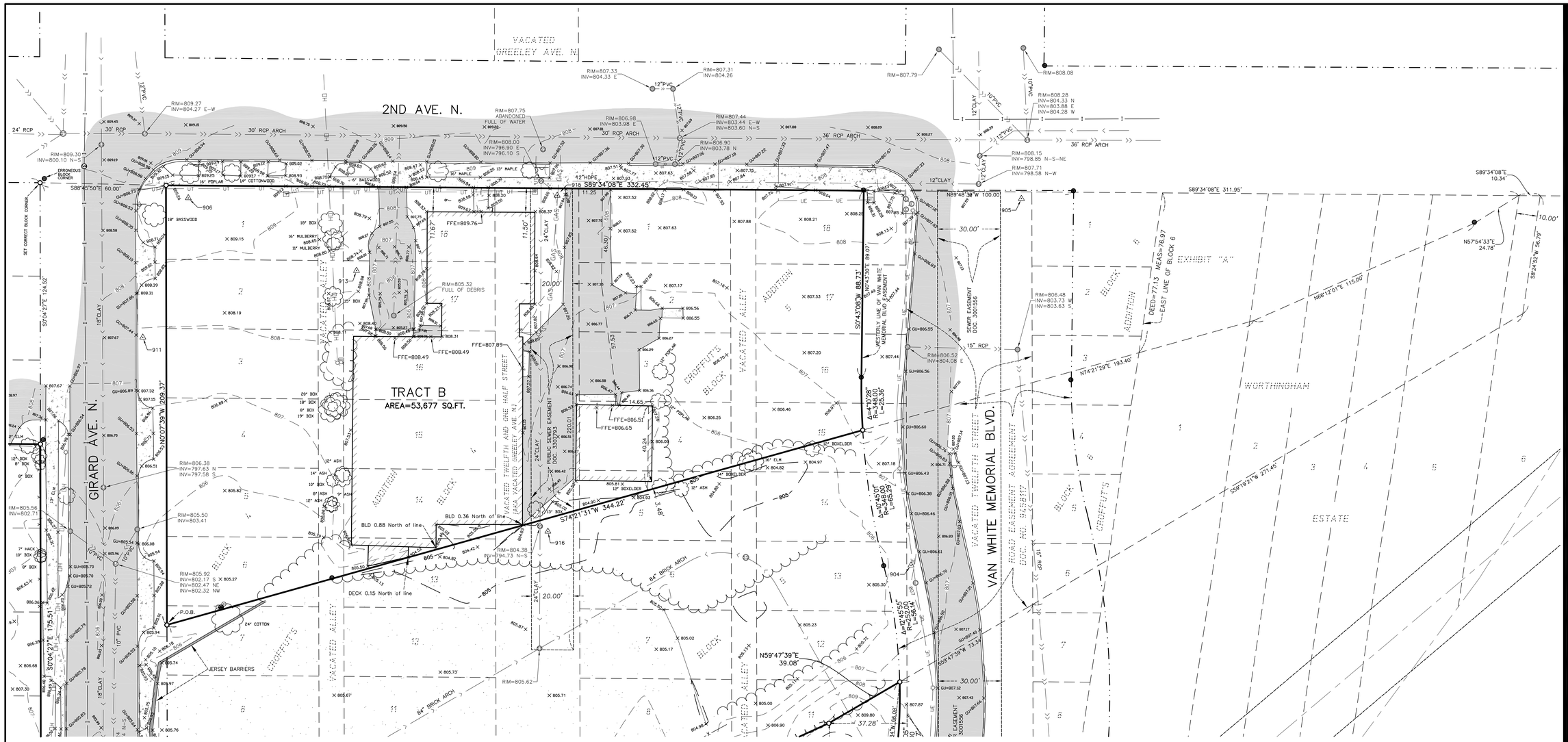

REVISED LEGAL DESCRIPTION TRACT B:

Lots 1, 2, 3, 4, 5, 15, 16, 17, 18 and part of Lots 6, 7, 13 and 14, Block 4, Croffut's Addition to Minneapolis, and part of the vacated alley in said Block 4, and Lots 1, 2, 3 and part of Lots 4, 5, 15, 16, 17 and 18, Block 5, Croffut's Addition to Minneapolis, and part of the vacated alley in Block 5, and part of vacated Greely Avenue between said Blocks 4 and 5. More particularly describes as follows:

Beginning at a point on the westerly line of said Block 4, distant 209.37 feet southerly of the northwest corner of said Block 4; thence North 00 degrees 07 minutes 39 seconds West along the west line of said Block 4, a distance of 209.37 feet to said northwest corner of Block 4; thence South 89 degrees 34 minutes 08 seconds East, a distance of 332.45 feet, along the northerly line of said Blocks 4 and 5 to the westerly line of the Van White Memorial Boulevard easement; thence South 00 degrees 43 minutes 08 seconds West, along the westerly line of said Van White Memorial Boulevard, a distance of 88.73 feet; thence continue southerly along said westerly line of Van White Memorial Boulevard on a tangential curve concave to the east a distance of 25.36 feet and a central angle of 4 degrees 10 minutes 28 seconds to a point that bears North 74 degrees 21 minutes 31 seconds East from the point of beginning; thence South 74 degrees 21 minutes 31 seconds West, a distance of 344.22 feet to the point of beginning.

GENERAL NOTES:

1. *Background information is based on a survey on the ground performed by Clark Engineering Corporation in September 2016, exclusively for this project.*
2. *All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.*
3. *At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.*
4. *For the purposes of this survey, the basis of bearing for the surveyed lines is the Hennepin County Coordinate System (1986 Adjustment). Vertical Datum is NAVD88.*
5. *Underground utilities shown on survey were obtained from a combination of field observations, markings from a Gopher State One-Call boundary survey locate ticket (No. 162381440) and available maps/as-built drawings. Private utility locations were not identified as part of this survey. Clark makes no guarantee that all existing underground utilities are shown.*
6. *This survey was performed, and survey map prepared, without the benefit of either a title insurance commitment or an attorney's title opinion. The record boundary and easement information is based on a cursory review of Internet county recorder records and an assortment of documents provided by the City of Minneapolis.*
7. *The surveyor makes no guaranty that all recorded easements are shown on this survey. It is recommended that a title professional provide the research for all easement matters.*
8. *The legal descriptions of record for tracts A, B and C as depicted on the face of this survey are extremely convoluted and contain numerous double calls, errors and confusing details. The surveyor has provided suggested revised legal descriptions for the three tracts to provide clarity. Some corrective deed action may become necessary, it is recommended that all title matters affecting this property and survey be reviewed by an attorney or other title professional.*

LEGEND:

	Found Cast Iron Monument (CIM)		Unknown Manhole
	Set 1/2 Inch by 14 Inch Rebar with Plastic Cap Inscribed with License No. 44530		Telephone Manhole
	Found Iron Pipe		Water Utility Manhole
	Control Point		Well
900	Existing Elevation Contour Line		Hand Hole
x 900.0	Existing Spot Elevation		Electric Manhole
	Wetland Line		Sanitary Sewer Manhole
	Building Line		Storm Sewer Manhole
	Bituminous Surface		Catch Basin Manhole
	Concrete Surface		Flared End Section
	Paver Block Surface		Gas Valve
	Gravel Surface		Water Valve
	Fence Line		Irrigation Control Valve
DH	Overhead Utility Line		Post Indicator Valve
UE	Underground Electric Line		Water Shut-off/Curb Stop
UT	Underground Telephone Line		Fire Conn./Standpipe
UTV	Underground Cable/TV Line		Fire Hydrant
FO	Underground Fiber Optic Line		Cleanout
GAS	Underground Gas Line		Roof Drain
>	Sanitary Sewer Line		Electric Transformer
>>	Storm Sewer Line		Electric Pedestal
I I	Water Utility Line		Telecommunications Pedestal
IR IR	Irrigation Line		Fiber Optic Pedestal
FFE	Finished Floor Elevation		Electric Meter
TNH	Top Nut Hydrant		Gas Meter
RIM	Structure Rim Elevation		Utility Pole
INV	Structure Invert Elevation		Guy Wire
13	Soil Boring		Signal Pole
			Flag Pole
			Bollard/Guard Post
			Sign
			Light Pole
			Mailbox
			Shrub
			Deciduous Tree
			Coniferous Tree

0 10 20 40

1 inch = 20 ft.
(SCALE IN FEET)

CERTIFICATION:

I hereby certify that this plan, specification, 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.

Craig E. Johnson, LS, CFedS
Minnesota License No. 44530

09/27/2016
Date

CRAIG E. JOHNSON
LICENSED LAND SURVEYOR
44530
STATE OF MINNESOTA

CLARK ENGINEERING
12755 Highway 55, Suite 100
Minneapolis, MN 55422-4609
(763) 545-9196
Fax (763) 541-0056
www.clark-eng.com

SECTION 21, TWP. 29, RNG. 24
HENNEPIN COUNTY, MINNESOTA

SHEET TITLE: BOUNDARY & TOPOGRAPHIC SURVEY
FOR: COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
PROJECT: VAN WHITE PARCELS
MINNEAPOLIS, MINNESOTA

DATE
REVISIONS

DRAWN BY	CRAIG J.
CHECKED BY	CODY J.
DATE	SEPTEMBER 27, 2016
PROJECT NO.	C16541
SHEET NO.	2

Sheet 2 OF 3

© 2016 Clark Engineering Corporation