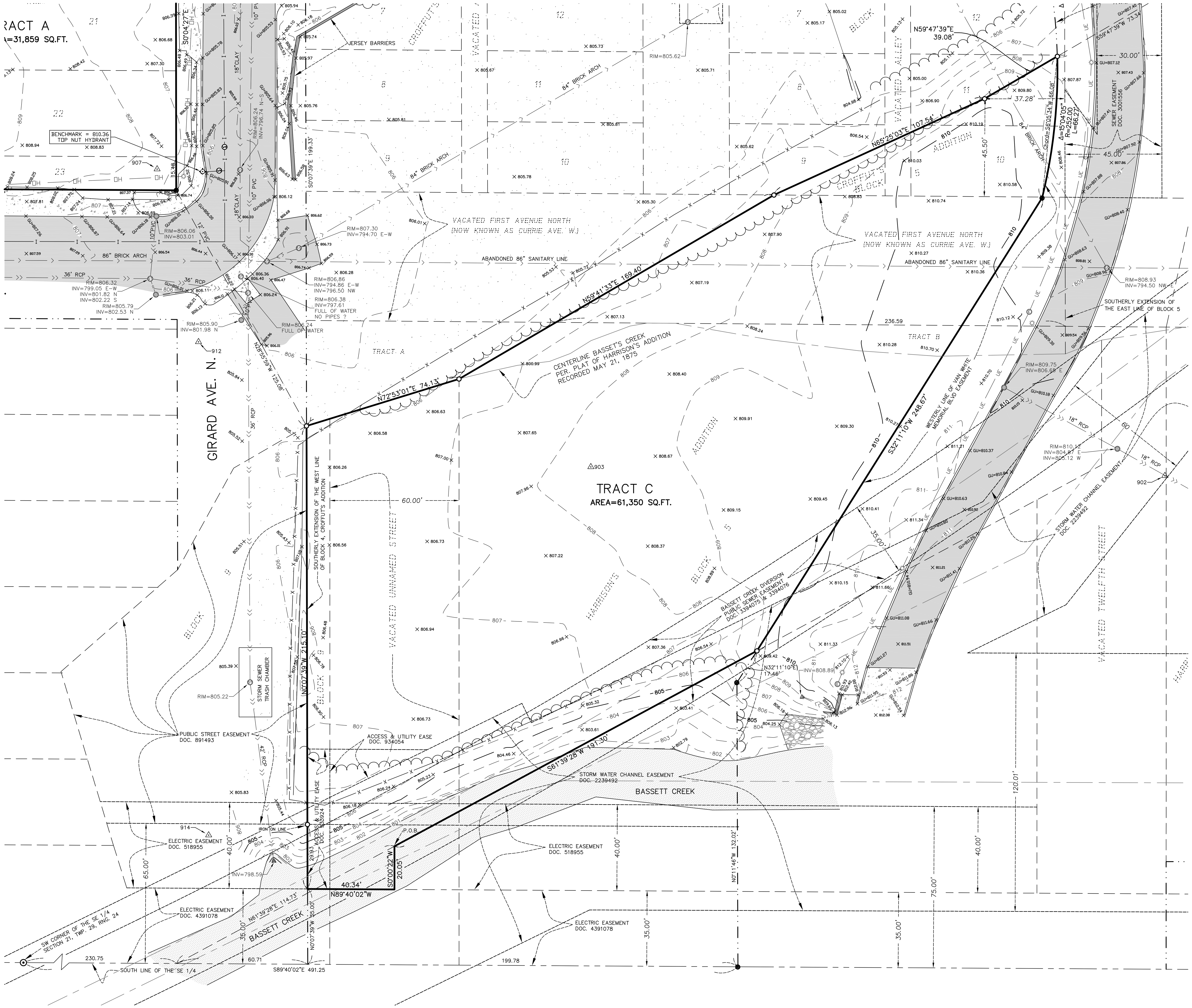


LEGEND:

Symbol	Description	Symbol	Description
	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	GV	Gas Valve
	Gravel Surface	WV	Water Valve
x x x	Fence Line	ICV	Irrigation Control Valve
OH	Overhead Utility Line	PIV	Post Indicator Valve
UE	Underground Electric Line	WSO	Water Shut–off/Curb Stop
UT	Underground Telephone Line		Fire Conn./Standpipe
UTV	Underground Cable/TV Line		Fire Hydrant
FO	Underground Fiber Optic Line	CO	Cleanout
GAS	Underground Gas Line	RD	Roof Drain
>	Sanitary Sewer Line	ET	Electric Transformer
>>	Storm Sewer Line	EP	Electric Pedestal
I I	Water Utility Line	TP	Telecommunications Pedestal
IR IR	Irrigation Line	FO	Fiber Optic Pedestal
FFE	Finished Floor Elevation	EM	Electric Meter
TNH	Top Nut Hydrant	GM	Gas Meter
RIM	Structure Rim Elevation		Utility Pole
INV	Structure Invert Elevation		Guy Wire
SB	Soil Boring	SIG POLE	Signal Pole
			Flag Pole
			Bollard/Guard Post
			Sign
			Light Pole
		MB	Mailbox
			Shrub
			Deciduous Tree
			Coniferous Tree

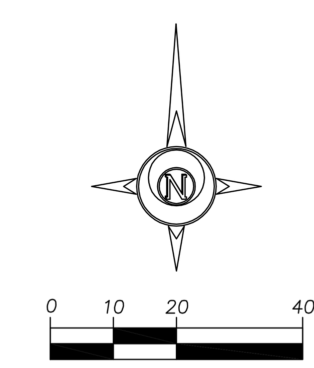
GENERAL NOTES:

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.*

REVISED LEGAL DESCRIPTION TRACT C:

Part of Lots 9, 10 and 11, Block 5, Croffut's Addition to Minneapolis and part of the vacated alley in Block 5, Croffut's Addition to Minneapolis and part of vacated First Avenue North and part of Tracts A and B, Croffut's Addition to Minneapolis and part of Blocks 5 and 9, Harrison's Addition to Minneapolis and part of the vacated unnamed street lying between Blocks 5 and 9, Harrison's Addition to Minneapolis. More particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 21, Township 29, Range 24, Hennepin County, Minnesota; thence South 89 degrees 40 minutes 02 seconds East, along the south line of said Southeast Quarter, a distance of 230.75 feet; thence North 61 degrees 39 minutes 28 seconds East, a distance of 114.73 feet to the point of beginning of the Tract to be described; thence South 00 degrees 00 minutes 22 seconds West, a distance of 20.05 feet; thence North 89 degrees 40 minutes 02 seconds West, a distance of 40.34 feet; thence North 00 degrees 07 minutes 39 seconds West, a distance of 215.10 feet; thence North 72 degrees 53 minutes 01 seconds East, a distance of 74.13 feet; thence North 59 degrees 41 minutes 33 seconds East, a distance of 169.40 feet; thence North 65 degrees 25 minutes 03 seconds East, a distance of 107.54 feet; thence North 59 degrees 47 minutes 39 seconds East, a distance of 39.08 feet to a point on the westerly line of Van White Memorial Boulevard easement; thence southerly along said Van White Memorial Boulevard easement 66.27 feet along a non–tangential curve concave to the west, said curve having a radius of 252.00 feet, a central angle of 15 degrees 04 minutes 05 seconds, a chord bearing of South 06 degrees 05 minutes 34 seconds West and a chord of 66.08 feet; thence South 32 degrees 11 minutes 10 seconds West, along said westerly easement line, a distance of 248.67 feet to a point that bears North 61 degrees 39 minutes 28 seconds East from the point of beginning; thence South 61 degrees 39 minutes 28 seconds West, a distance of 191.30 feet to the point of beginning.



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

CRAIG E. JOHNSON LICENSED LAND SURVEYOR 44530 STATE OF MINNESOTA

09/27/2016
Date

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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.	3

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