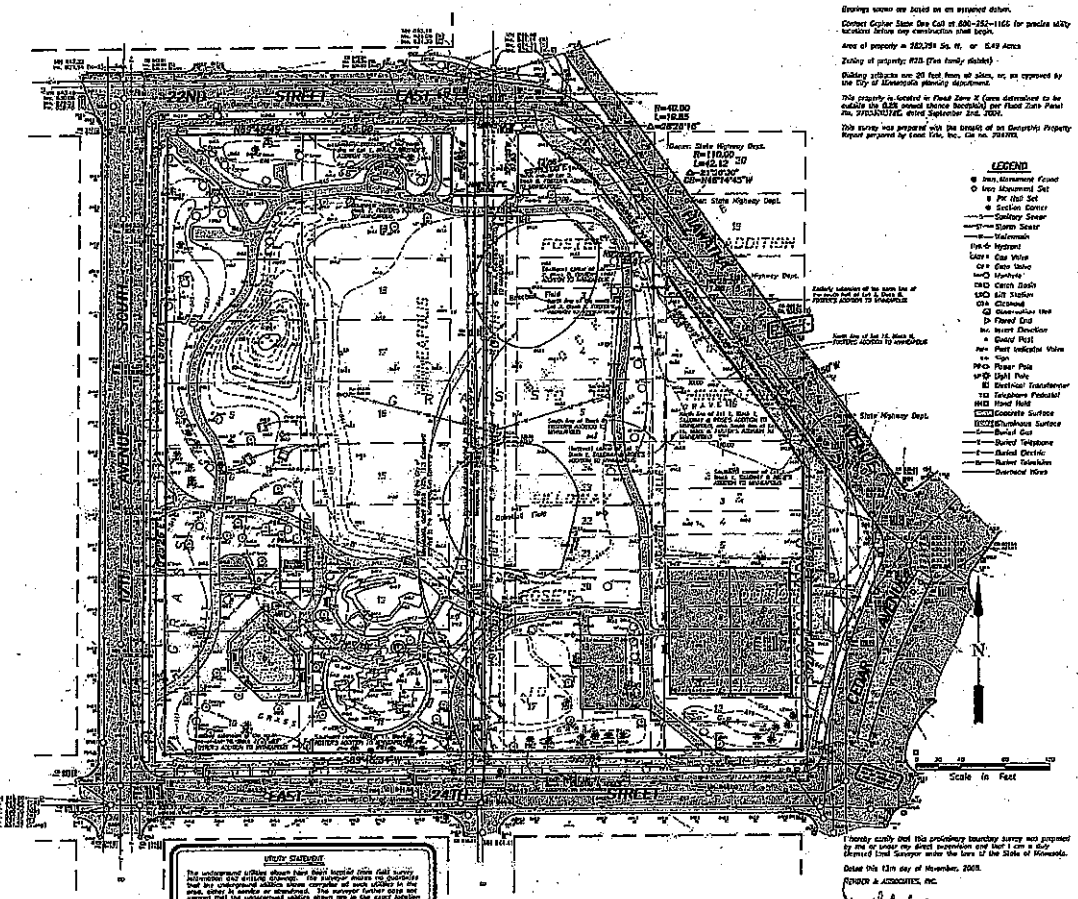
East Phillips Park
2307 17th Ave. S., Mpls., MN
EXISTING SITE



NOTES

Bearings shown are based on an assumed datum.

Contact Gopher State One Call at 800-252-1166 for precise utility locations before any construction shall begin.

Area of property = 212,254 Sq. ft. or 5.49 Acres

Zoning of property: R2B (Two family dwelling)

Building setbacks are 20 feet from all sides, or, as approved by the City of Minneapolis planning department.

This property is located in Flood Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Zone Panel No. 27053C0327E, dated September 2nd, 2004.

This survey was prepared with the benefit of an Geometric Property Report prepared by Land Title, Inc., File No. 258070.

LEGEND

- Iron Monument Found
- Iron Monument Set
- Pk Nail Set
- Section Corner
- Sanitary Sewer
- Storm Sewer
- Watermain
- Hydrant
- Gas Valve
- Gas Line
- Manhole
- Catch Basin
- Lift Station
- Cleanout
- Observation Well
- Fixed End
- Insert Direction
- Guard Post
- Post Indicator Valve
- Sign
- Power Pole
- Light Pole
- Electrical Transformer
- Telephone Pedestal
- Hand Hold
- Concrete Surface
- Bituminous Surface
- Buried Gas
- Buried Telephone
- Buried Electric
- Buried Television
- Overhead Wires

UTILITY STATEMENT

The underground utilities shown have been located with field survey information and utility drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further states that he believes the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

I hereby certify that this preliminary boundary survey 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.

Dated this 13th day of November, 2003.

REHDER & ASSOCIATES, INC.

David C. Greene, Land Surveyor
Minnesota License No. 42811
Revised: December 22nd, 2003 – Update per comments

Preliminary Boundary Survey for:
MINNEAPOLIS PARK & RECREATION BOARD
of the East Phillips Park, Minneapolis, MN.

PROPERTY DESCRIPTION

Lots 1 – 20 inclusive, in Block 7, Foster's Addition to Minneapolis, together with all that part of the vacated North – South alley in Block 7, Foster's Addition to Minneapolis described as follows: That part of said vacated alley lying South of the North line of Lot 1 in Block 7, said addition, extended Easterly and lying North of the South line of Lot 10 in Block 7, said addition extended Easterly.

Lots 2, 3, 4, and 5, Block 8, Foster's Addition to Minneapolis, excepting therefrom that portion of Lot 2 and said addition which lies Northerly of the following described line:

Beginning at the Southeast corner of said Lot 2; thence run Northwesterly to a point on the North line of said Lot 2, distance twenty-ten (20) feet East of the Northwest corner thereof and there terminating.

Together with the West 1/2 of vacated North – South alley in Block 8, Foster's Addition to Minneapolis described as follows:

That part of the West 1/2 of said vacated North – South alley lying South of the Easterly extension of the North line of the South 1/2 of Lot 3, Block 8, Foster's Addition and North of the South line of Block 8, Foster's Addition to Minneapolis.

Lots 1 – 24 inclusive in Block 1, Sibley & Rose's Addition to Minneapolis:

Except all that part of Lots 1, 2, 3 and 4, Block 1, Sibley & Rose's Addition to Minneapolis which lies Northwesterly of the following described line:

Beginning at the Southeast corner of said Lot 4, thence run Northwesterly to a point on the North line of said Lot 1, distant 110 feet East of the Northwest corner thereof and there terminating; together with all right of access to Highway 35W.

Together with the North – South alley vacated described as follows:

All that part of the vacated North – South alley in Block 1, Sibley & Rose's Addition to Minneapolis lying South of the South line of Block 8, Foster's Addition to Minneapolis and North of the North line of East 24th Street as now laid out.

Along with that part of vacated 18th Avenue South described as follows:

That part of vacated 18th Avenue South lying South of the North line of Lot 2, Block 8, Foster's Addition to Minneapolis, extended Easterly to the Southeast corner of Lot 20, Block 7, Foster's Addition to Minneapolis and lying North of the South line of Lot 19, Sibley & Rose's Addition to Minneapolis extended West to the Southeast corner of Lot 11, Block 7, Foster's Addition to Minneapolis.

All according to the plats thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

Together with the following property as described by the five tracts below:

Tract A

That part of the south half of Lot 18, Block 8, FOSTER'S ADDITION TO MINNEAPOLIS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying westerly of the following described line:

Beginning at a point on the south line of said Lot 18, distant 110 feet east of the southwest corner thereof; thence run northerly to a point on the north line of said Lot 18, distant 70 feet east of the northwest corner thereof and there terminating; together with that part of the vacated alley in said Block 8, accruing thereto by reason of the vacation thereof;

AND, or

That part of the south half of Lot 18, Block 8, FOSTER'S ADDITION TO MINNEAPOLIS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying westerly of the following described line:

Beginning at a point on the south line of said Lot 18, distant 110 feet east of the southwest corner thereof; thence run northerly to a point on the north line of said Lot 18, distant 70 feet east of the northwest corner thereof and there terminating; together with that part of the vacated alley in said Block 8, accruing thereto by reason of the vacation thereof;

Tract B

Lot 1, Block 8, FOSTER'S ADDITION TO MINNEAPOLIS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota.

Tract C

That part of Lot 2, Block 8, FOSTER'S ADDITION TO MINNEAPOLIS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota, lying northwesterly of the following described line:

Beginning at the southeast corner of said Lot 2; thence run northwesterly to a point on the north line of said Lot 2, distant 70 feet east of the northwest corner thereof and there terminating;

Tract D

Lots 17 and 19, except that part taken for Highway purposes prior to January 1, 1956, Block 8, FOSTER'S ADDITION TO MINNEAPOLIS, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota; together with that part of the vacated alley in said Block 8, accruing thereto by reason of the vacation thereof;

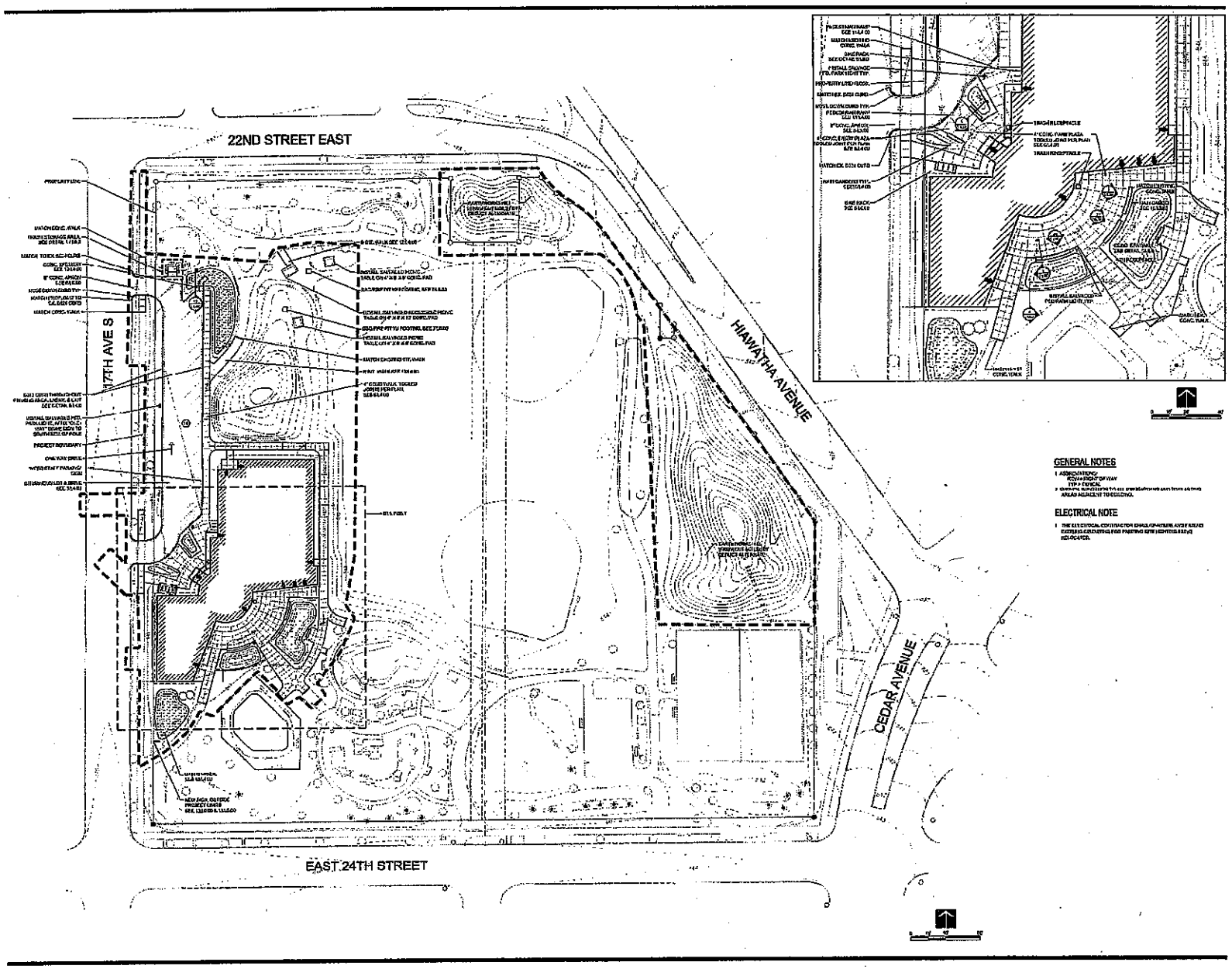
together with that part of Tracts B and C hereinbefore described which lies westerly of Line 3 described below:

Line 3

Commencing at the southeast corner of Lot 13, Block 1, SILLOWAY AND ROSE'S ADDITION; thence run northerly on an azimuth of 00 degrees 33 minutes 00 seconds along the east line of said Block 1 for 208.12 feet to the northeast corner of Lot 2, said Block 1, and the point of beginning of Line 3 to be described; thence on an azimuth of 328 degrees 30 minutes 36 seconds for 23.32 feet; thence on an azimuth of 322 degrees 21 minutes 30 seconds for 83.70 feet; thence on an azimuth of 326 degrees 13 minutes 13 seconds for 94.67 feet; thence on an azimuth of 322 degrees 27 minutes 37 seconds for 83.64 feet; thence northerly 42.42 feet on a non-tangential curve, concave to the southwest, having a radius of 110.00 feet, a delta angle of 21 degrees 26 minutes 30 seconds and a chord bearing of 313 degrees 48 minutes 39 seconds; thence on an azimuth of 342 degrees 42 minutes 40 seconds for 14.88 feet; thence deflect to the right on a tangential curve, having a radius of 40.00 feet and a delta angle of 40 degrees 05 minutes 05 seconds, for 27.98 feet and there terminating.

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3448 Eagan Drive • Suite 130 • Eagan, Minnesota • Phone (651) 452-5088

JOB: 874-0555.053



GENERAL NOTES

1. ABBREVIATIONS:
   ROW = RIGHT OF WAY
   TYP = TYPICAL
2. [illegible]
   AREAS ADJACENT TO BUILDING.

ELECTRICAL NOTE

1. THE ELECTRICAL CONTRACTOR SHALL GRANTS AND AREAS EXISTING GROUNDING FOR PARTING SITE HEATING RELOCATED.

MINNEAPOLIS • DULUTH

DJR
ARCHITECTURE, INC

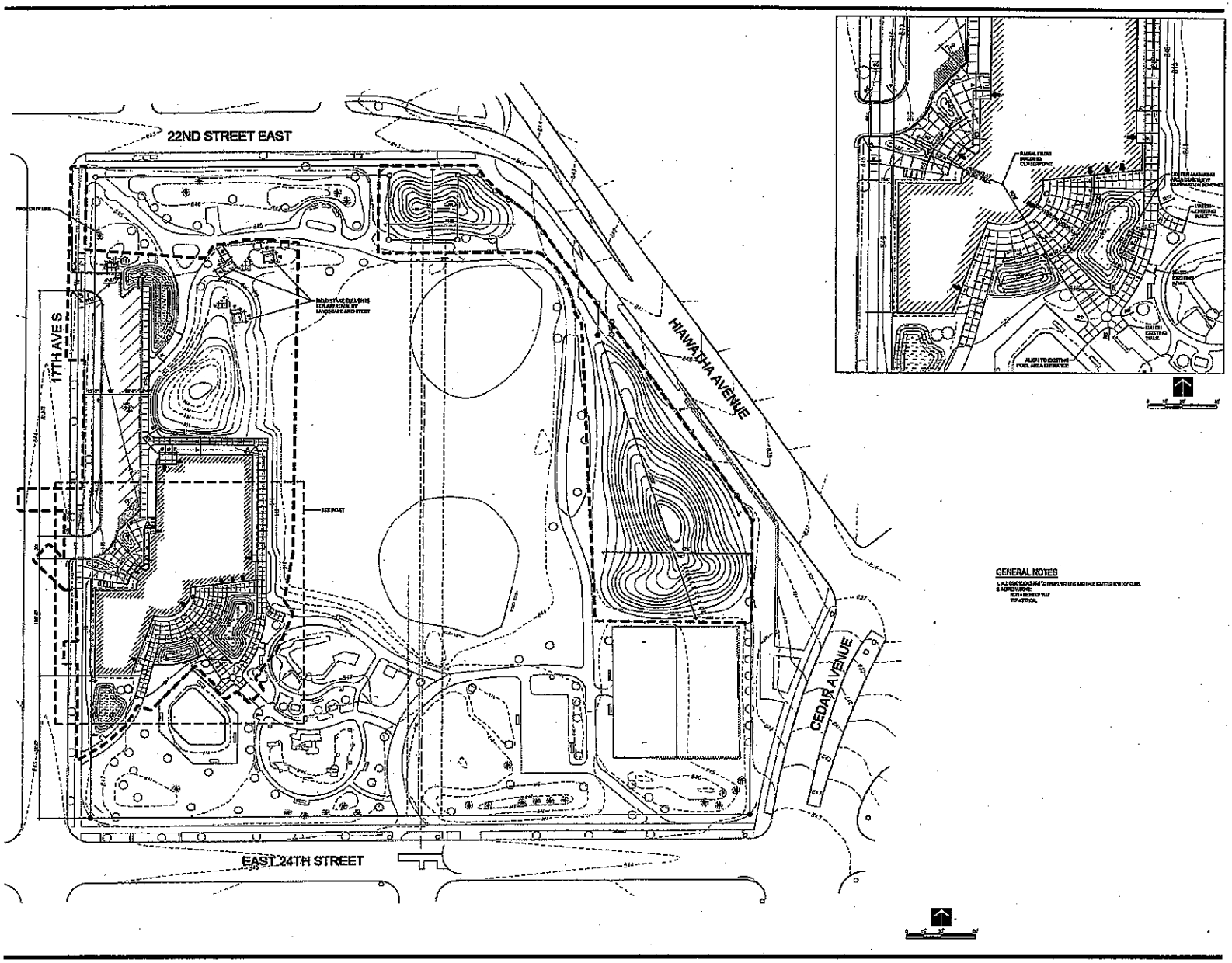
MINNEAPOLIS PARK AND RECREATION BOARD
2117 West River Road
Minneapolis, MN 55411

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 Landscape Architect under the laws of the State of Minnesota.

EAST PHILLIPS PARK CULTURAL & COMMUNITY CENTER
2307 17TH Ave. S, Minneapolis, MN 55404

SITE PLAN

L1.00


22ND STREET EAST
17TH AVE S
HIAWATHA AVENUE
CEDAR AVENUE
EAST 24TH STREET
GENERAL NOTES
MINNEAPOLIS • DULUTH
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2117 West River Road
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EAST PHILLIPS PARK CULTURAL & COMMUNITY CENTER
2307 17TH Ave. S. Minneapolis, MN 55404
LAYOUT PLAN
L2.00