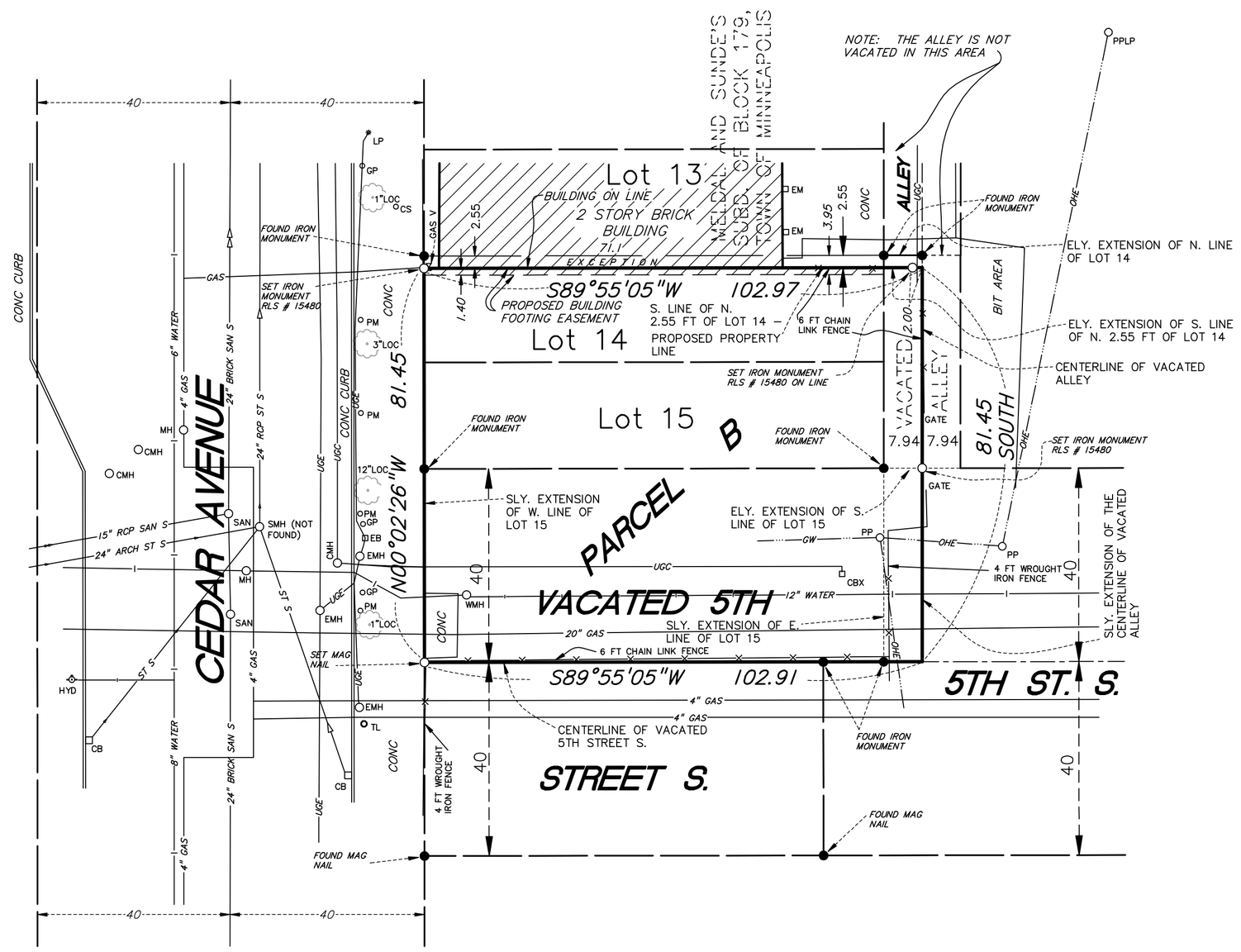

LEGEND

BIT	Denotes bituminous surface
CB	Denotes catch basin
CBX	Denotes communication box
CMH	Denotes communication manhole
CONC	Denotes concrete surface
CS	Denotes curb stop
EB	Denotes electric box
EM	Denotes electric meter
EMH	Denotes electric manhole
GP	Denotes guard post
GW	Denotes guy wire
HYD	Denotes fire hydrant
LP	Denotes light pole
MH	Denotes manhole
OHE	Denotes overhead electric line
PM	Denotes parking meter
PP	Denotes power pole
PPLP	Denotes power and light pole
RCP	Denotes reinforced concrete pipe
SAN	Denotes sanitary manhole
SAN S	Denotes sanitary sewer
SMH	Denotes storm manhole
ST S	Denotes storm sewer
TL	Denoter traffic light
UGC	Denotes underground communication line
UGE	Denotes underground electric line
WMH	Denotes water manhole
	Denotes deciduous tree
LOC	Denotes Locust tree
●	Denotes found monument
○	Denotes set monument

PROPOSED DESCRIPTION

PARCEL B:

All of Lot 15 and Lot 14 except the North 2.55 feet thereof, Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis, according to the recorded plat thereof, and situate in Hennepin County, Minnesota, together with that part of the North one–half of vacated 5th Street South lying between the southerly extensions of the West line of Lot 15 and the centerline of the vacated alley running north and south in Meldal and Sunde's Subdivision of Block 179, Town of Minneapolis and together with that part of the West one–half of the vacated alley lying between the easterly extensions of the South line of the North 2.55 feet of Lot 14 and the South line of Lot 15. Subject to an easement for building footing purposes over, under and across the South 1.40 feet of the North 3.95 feet of said Lot 14.

Containing 8,384 square feet or 0.192 acres.

NOTES:

1.) Location and sizes of underground utilities shown hereon are approximate only and are shown based on field location of visible fixtures in combination with available data provided by various sources. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 70069339, 70372961 and 70372982. Utilities shown are dependent on the completeness and accuracy of data provided. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.

2.) Contact GOPHER STATE ONE CALL at 651–454–0002 for precise onsite location of utilities prior to any excavation.

3.) This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

4.) Area = 8,384 square feet or 0.192 acres.

5.) Survey coordinate basis: Assumed datum.

Survey bearing basis: The East line of Lots 14 and 15 is considered to be a line bearing South.

N

20 0 20 40
SCALE IN FEET

I hereby certify that this survey, plan, 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.

Dated this 31st day of July, 2007

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson

Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
	FRL	

Drawing Title:

BOUNDARY, LOCATION and UTILITY SURVEY FOR:

CPED

427 CEDAR AVENUE S., MINNEAPOLIS, MN
RELEASE 004, CONTRACT NO. C–23952

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Project: 2007–105–A Bk/Pg: 0545/69	Date: 07/31/2007
Township: 029 Range: 24 Section: 25	
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