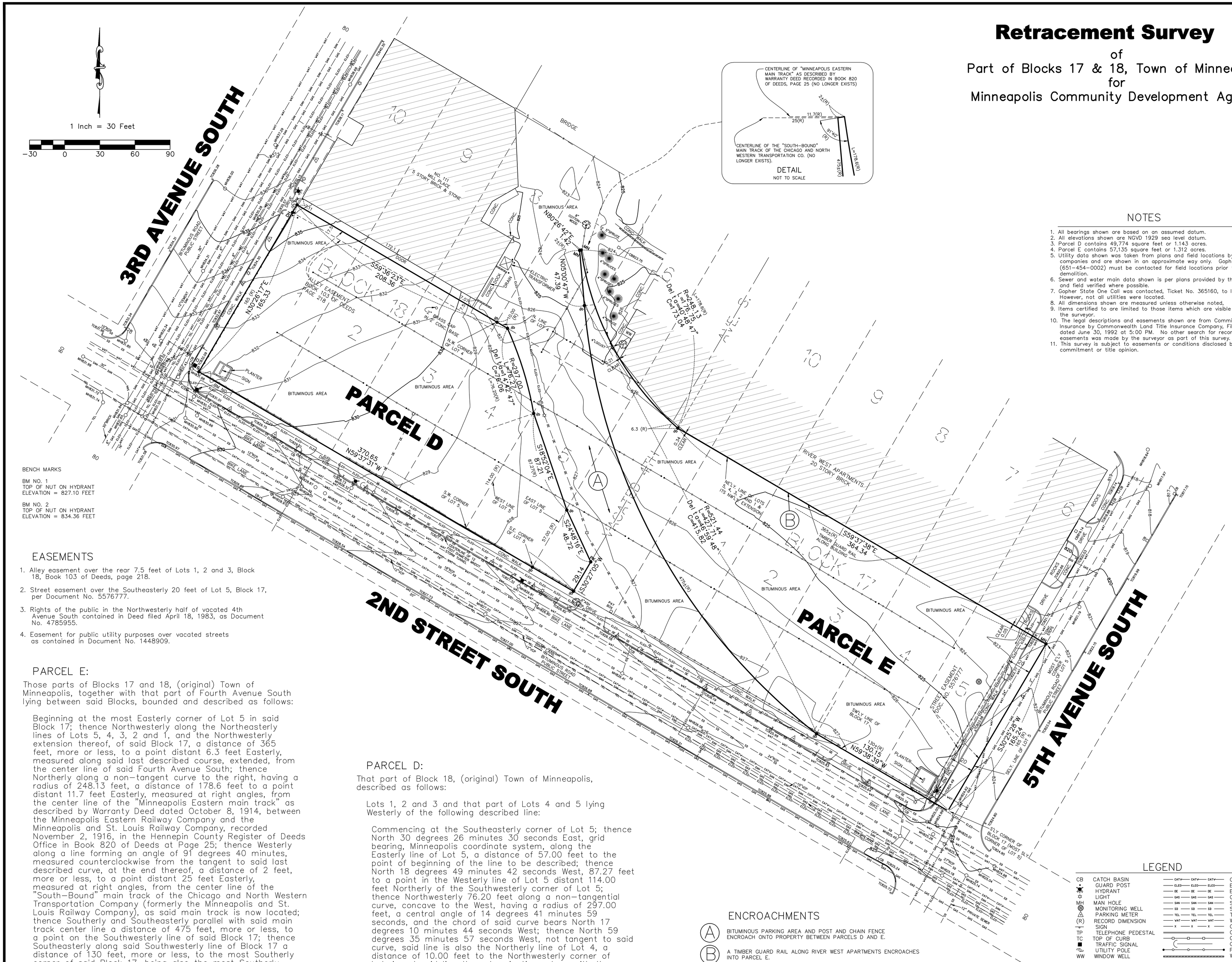
Retracement Survey

of

Part of Blocks 17 & 18, Town of Minneapolis

for

Minneapolis Community Development Agency



NOTES

1. All bearings shown are based on an assumed datum.
2. All elevations shown are NGVD 1929 sea level datum.
3. Parcel D contains 49,774 square feet or 1.143 acres.
4. Parcel E contains 57,135 square feet or 1.312 acres.
5. Utility data shown was taken from plans and field locations by various utility companies and are shown in an approximate way only. Gopher State One Call (651-454-0002) must be contacted for field locations prior to any excavation or demolition.
6. Sewer and water main data shown is per plans provided by the City of Minneapolis and field verified where possible.
7. Gopher State One Call was contacted, Ticket No. 365160, to locate utilities. However, not all utilities were located.
8. All dimensions shown are measured unless otherwise noted.
9. Items certified to are limited to those items which are visible or made known to the surveyor.
10. The legal descriptions and easements shown are from Commitment for Title Insurance by Commonwealth Land Title Insurance Company, File No. 300880B, dated June 30, 1992 at 5:00 PM. No other search for recorded or unrecorded easements was made by the surveyor as part of this survey.
11. This survey is subject to easements or conditions disclosed by a current title commitment or title opinion.

BENCH MARKS

BM NO. 1
TOP OF NUT ON HYDRANT
ELEVATION = 827.10 FEET

BM NO. 2
TOP OF NUT ON HYDRANT
ELEVATION = 834.36 FEET

EASEMENTS

1. Alley easement over the rear 7.5 feet of Lots 1, 2 and 3, Block 18, Book 103 of Deeds, page 218.
2. Street easement over the Southeasterly 20 feet of Lot 5, Block 17, per Document No. 5576777.
3. Rights of the public in the Northwesterly half of vacated 4th Avenue South contained in Deed filed April 18, 1983, as Document No. 4785955.
4. Easement for public utility purposes over vacated streets as contained in Document No. 1448909.

PARCEL E:

Those parts of Blocks 17 and 18, (original) Town of Minneapolis, together with that part of Fourth Avenue South lying between said Blocks, bounded and described as follows:

Beginning at the most Easterly corner of Lot 5 in said Block 17; thence Northwesterly along the Northeasterly lines of Lots 5, 4, 3, 2 and 1, and the Northwesterly extension thereof, of said Block 17, a distance of 365 feet, more or less, to a point distant 6.3 feet Easterly, measured along said last described course, extended, from the center line of said Fourth Avenue South; thence Northerly along a non-tangent curve to the right, having a radius of 248.13 feet, a distance of 178.6 feet to a point distant 11.7 feet Easterly, measured at right angles, from the center line of the "Minneapolis Eastern main track" as described by Warranty Deed dated October 8, 1914, between the Minneapolis Eastern Railway Company and the Minneapolis and St. Louis Railway Company, recorded November 2, 1916, in the Hennepin County Register of Deeds Office in Book 820 of Deeds at Page 25; thence Westerly along a line forming an angle of 91 degrees 40 minutes, measured counterclockwise from the tangent to said last described curve, at the end thereof, a distance of 2 feet, more or less, to a point distant 25 feet Easterly, measured at right angles, from the center line of the "South-Bound" main track of the Chicago and North Western Transportation Company (formerly the Minneapolis and St. Louis Railway Company), as said main track is now located; thence Southerly and Southeasterly parallel with said main track center line a distance of 475 feet, more or less, to a point on the Southwesterly line of said Block 17; thence Southeasterly along said Southwesterly line of Block 17 a distance of 130 feet, more or less, to the most Southerly corner of said Block 17, being also the most Southerly corner of said Lot 5; thence Northeasterly along the Southeasterly line of said Lot 5 a distance of 165 feet to the point of beginning.

PARCEL D:

That part of Block 18, (original) Town of Minneapolis, described as follows:

Lots 1, 2 and 3 and that part of Lots 4 and 5 lying Westerly of the following described line:

Commencing at the Southeasterly corner of Lot 5; thence North 30 degrees 26 minutes 30 seconds East, grid bearing, Minneapolis coordinate system, along the Easterly line of Lot 5, a distance of 57.00 feet to the point of beginning of the line to be described; thence North 18 degrees 49 minutes 42 seconds West, 87.27 feet to a point in the Westerly line of Lot 5 distant 114.00 feet Northerly of the Southwesterly corner of Lot 5; thence Northwesterly 76.20 feet along a non-tangential curve, concave to the West, having a radius of 297.00 feet, a central angle of 14 degrees 41 minutes 59 seconds, and the chord of said curve bears North 17 degrees 10 minutes 44 seconds West; thence North 59 degrees 35 minutes 57 seconds West, not tangent to said curve, said line is also the Northerly line of Lot 4, a distance of 10.00 feet to the Northwesterly corner of Lot 4 and said line there terminating; along with the Northwesterly 1/2 of vacated 4th Avenue adjoining that portion of the Southeasterly line of said Lot 5 included in the foregoing.

ENCROACHMENTS

(A) BITUMINOUS PARKING AREA AND POST AND CHAIN FENCE ENCROACH ONTO PROPERTY BETWEEN PARCELS D AND E.

(B) A TIMBER GUARD RAIL ALONG RIVER WEST APARTMENTS ENCROACHES INTO PARCEL E.

LEGEND

CB	CATCH BASIN	CATV	CABLE TELEVISION
	GUARD POST	ELEC	ELECTRIC – UNDERGROUND
	HYDRANT	OE	ELECTRIC – OVER HEAD
	LIGHT	GAS	GAS
MH	MAN HOLE	SAN	SANITARY SEWER
	MONITORING WELL	SD	STORM SEWER
	PARKING METER	TEL	TELEPHONE – UNDERGROUND
(R)	RECORD DIMENSION	VAT	WATER MAIN
	SIGN	X	CHAIN LINK FENCE
TP	TELEPHONE PEDESTAL		CURB
TC	TOP OF CURB		GUARD RAIL
	TRAFFIC SIGNAL		GUY WIRE
	UTILITY POLE		POST & CHAIN
WW	WINDOW WELL		WALL
	MAG NAIL – SET		
	MONUMENT – FOUND		
DH	DRILL HOLE		
IP	IRON PIPE		
MN	MAG NAIL		
PK	"PK" NAIL		

PRINTS ISSUED

NO	DESCRIPTION	DATE	BY

REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA
COMSTOCK & DAVIS, INC.

BY _____ REG. NO. _____
DATE _____

1446 COUNTY ROAD J
MINNEAPOLIS, MN 55432

PHONE: 763-784-9346
FAX: 763-784-9395

COMSTOCK & DAVIS, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

© COMSTOCK & DAVIS, INC. 2001

Retracement Survey
Blocks 17 & 18,
Town of Minneapolis
for MCDA
Release 5

DRAWN	DATE: AUG 2001
CHCK'D	JOB NO. 201555
BOOK 36J	DWG. NO.
PAGE 1	1 of 1
SCALE AS SHOWN	

FILE NO. 41-26