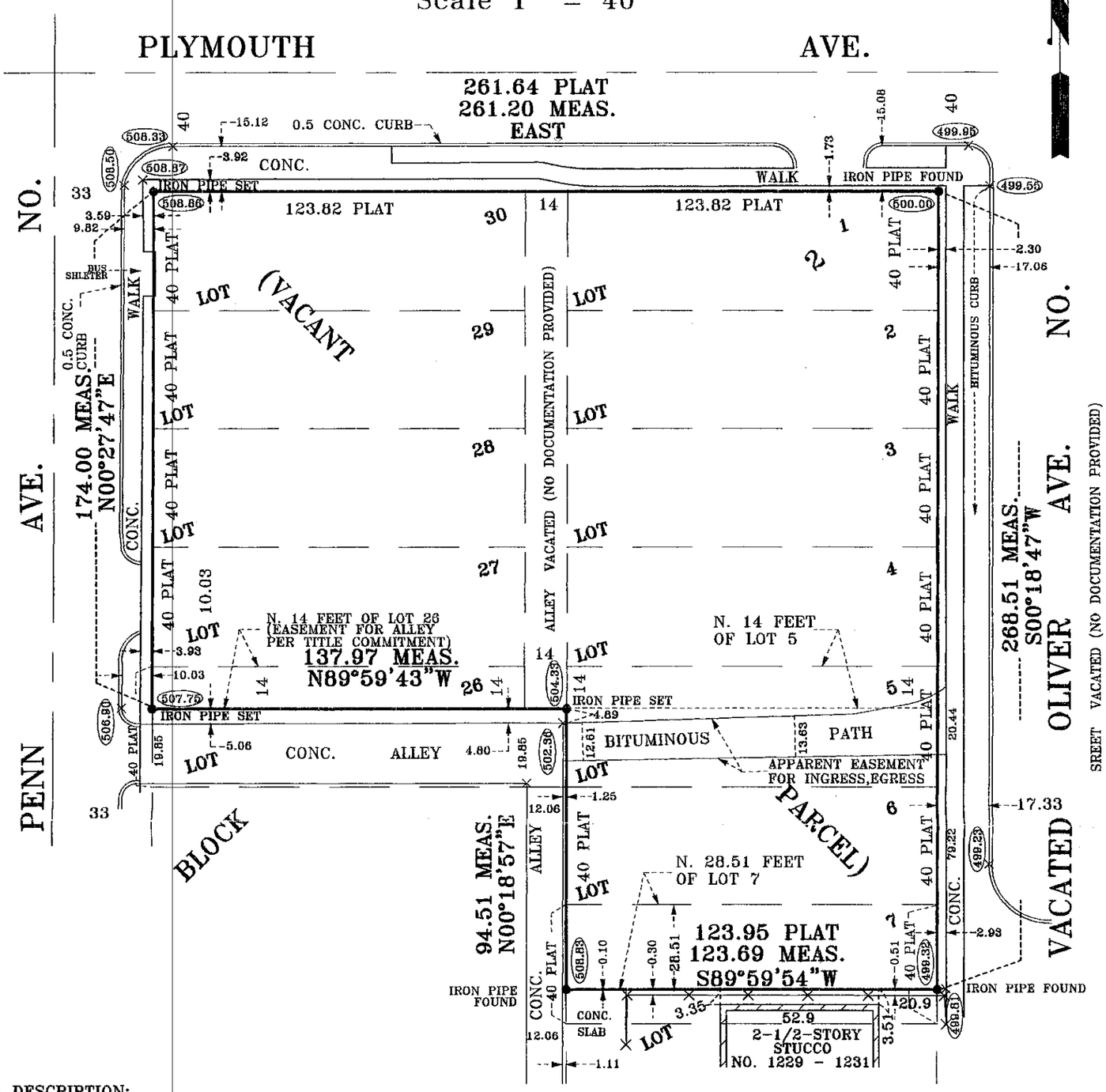
1256 Penn Ave. N. & 1235, 1237, & 1243 Olives Ave N.

# CERTIFICATE OF SURVEY

MCDA Contract No. 017435
Release No. 011

40 0 40 80 120

Scale 1" = 40'




LEGAL DESCRIPTION:
Lots 1 through 4 inclusive, Lots 27 through 30 inclusive and the North 14 feet of Lot 5 and 26, Block 2, Oak Trees Addition to Minneapolis, together with that part of vacated alley adjoining thereto by reason of the vacation thereof, except the West ½ of vacated Oliver Avenue North adjoining, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.
Abstract Property.
Legal descriptions and easements are as per Minnesota Title No. H 649417 H Near North 90-1 Effective Date 2/3/1992.

Lot 5, Block 2, Oak Trees Addition to Minneapolis, except the North 14 feet thereof.
Abstract Property.

Lot 6 and the North 28.51 feet of Lot 7, Block 2, Oak Trees Addition to Minneapolis, except the West half of vacated Oliver Avenue North adjoining said lots, according to the recorded plat thereof.

Being registered land as is evidenced by Certificate of Title No. 532934.
Legal descriptions and easements are as per Minnesota Title No. H 593239 C (Supplemental No. 4) Effective Date 5/25/1989.

All subject to easements and restrictions of record, if any.

NOTES:
1) ALL BEARINGS SHOWN ARE ASSUMED DATUM.
2) ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.
3) PARCEL CONTAINS 57,177 SQUARE FEET OR 1.3126 ACRES.
4) THERE ARE NO GAPS OR OVERLAPS ON THE SUBJECT PROPERTY.
5) EASEMENT DOCUMENTS WERE NOT PROVIDED FOR THE SUBJECT PROPERTY.
6) THERE IS EVIDENCE OF AN APPARENT EASEMENT FOR INGRESS AND EGRESS OVER THE SUBJECT PROPERTY.

LEGEND:
● DENOTES PROPERTY CORNER.
MEAS. DENOTES MEASURED DISTANCE.
PLAT DENOTES PLAT DISTANCE.
CLF DENOTES CHAIN LINK FENCE.
DENOTES 4.0 HIGH CHAIN LINK FENCE.
(500.00) DENOTES EXISTING ELEVATIONS ON ASSUMED DATUM.

NOTE: THIS SURVEY CERTIFICATE IS NOT VALID WITHOUT A RAISED SEAL.
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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.

John Coulter Peterson

Date 4/18/03 Lic.No. 13792

DATE: 4/18/03
REVISIONS

C. E. COULTER & ASSOCIATES, INC.
LICENSED LAND SURVEYORS IN MINNESOTA AND WISCONSIN
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SCALE: 1" = 40'
JOB NO. 12,013
BK./PG. 753/104
FILE NO. CERTIFICATE
SHEET 1 OF 1