

Preliminary Plan - Subject to change



BENCH MARKS (BM)

- 1.) Top of top nut of fire hydrant at north quadrant of 5th Street N. and 5th Avenue N. Elevation = 836.85 feet
- 2.) Top of top nut of fire hydrant at east quadrant of 5th Street N. and 6th Avenue N. Elevation = 820.34 feet

GENERAL NOTES

- 1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2.) Survey coordinate basis: Hennepin County System

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 112151864.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTE

- 1.) The subject property lies within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program Flood Insurance Rate Map Community Panel No. 2701720357E, dated September 2, 2004.

DESCRIPTION OF PROPERTY SURVEYED

(Per First American Title Insurance Company Commitment for Title Insurance File No. NCS-500387-MPLS, effective date August 2, 2011)

Parcel 1:

Lots 1 to 5, Block 7, Bradford and Lewis' Addition To Minneapolis, Hennepin County, Minnesota.

Parcel 2:

Lots 1 to 5 inclusive, Block 8, Hoag's Addition to Minneapolis, Hennepin County, Minnesota.

(Torrens property: Certificate of Title No. 824419).

PLAT RECORDING INFORMATION

The plat of Hoags Addition to Minneapolis was filed of record on June 20, 1857 and Bradford & Lewis Addition to Minneapolis was filed of record on June 11, 1857.

TITLE COMMITMENT

First American Title Insurance Company Commitment for Title Insurance File No. NCS-500387-MPLS, effective date August 2, 2011, was relied upon as to matters of record.

Schedule B Exceptions:

There are no easements listed in Schedule B - Section 2 of the title commitment to be shown.

ZONING NOTES

- 1.) Zoning information obtained from the City of Minneapolis web site on August 1, 2011.
The subject property is zoned B4S-1. (Downtown Service District)
- 2.) There are no specific setbacks for zone B4S-1.
Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation.
- 3.) Parking: 50 Regular Spaces

AREAS

Area = 52,672 square feet or 1.214 acres

PROPOSED ALLEY VACATION DESCRIPTION

The southwesterly 4 feet of the alley as dedicated in Block 7, Bradford and Lewis' Addition To Minneapolis, Hennepin County, Minnesota.

Together with the southwesterly 4 feet of the alley as dedicated in Block 8, Hoag's Addition to Minneapolis, Hennepin County, Minnesota.

I hereby certify that this sketch, 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 20th day of August, 2013

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

LIST OF POSSIBLE ENCROACHMENTS

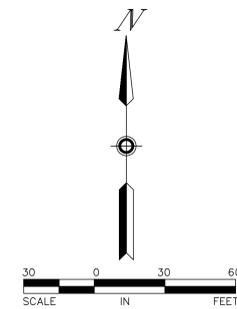
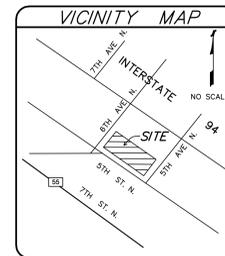
The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A) Possible encroachments are indicated on survey with boxed letters as listed below.

- A portion of building encroaches onto 5th Street 0.1 ft.
- Most northerly building corner encroaches onto 6th Avenue 0.3 ft.
- Loading dock and access manhole to basement encroach onto 6th Avenue.
- Parking stalls and keystone wall encroach onto 5th Avenue and parking stalls onto alley along northeasterly property line.

LEGEND

- Denotes iron monument set marked with P.L.S. No. 15480
- Denotes found iron monument
- AIS Denotes advertising and information sign
- BE Denotes building entrance
- BTCL Denotes beaver tail curb
- CB Denotes catch basin
- CBOX Denotes control box
- CMH Denotes communication manhole
- CS Denotes curb stop
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FW Denotes face of walk
- G Denotes gutter
- GASV Denotes gas valve
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- PHS Denotes communication hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MH Denotes manhole
- OD Denotes overhead door
- OHE Denotes overhead electric line
- PEP Denotes polyethylene pipe
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PPU Denotes utility power pole
- PST Denotes picnic table
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCBOX Denotes traffic control box
- TL Denotes traffic light
- TRANS Denotes transformer
- UCC Denotes underground communication line
- UGE Denotes underground electric line
- V Denotes vent
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- BOX Denotes Boxelder tree
- LCC Denotes Locust tree



Revision	By	Date
MAP		

Drawing Title:
ALLEY VACATION SKETCH FOR UNITED PROPERTIES 524 5TH STREET NORTH, MINNEAPOLIS, MN

SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (30W) • Suite 118
Bloomington, Minnesota 55420-3420
952-881-2435 (Fax: 952-888-9526)
North Office: Brooklyn Park, Minn. 763-784-9346

Project: 2011-134 Bk/Plg 904/3 Date: 08/20/2013
Township: 29 Range: 24 Section: 22
File: 2011134003.dwg Sheet: **2 of 2**

Preliminary Plan - Subject to change

