

PROPERTY DESCRIPTION:

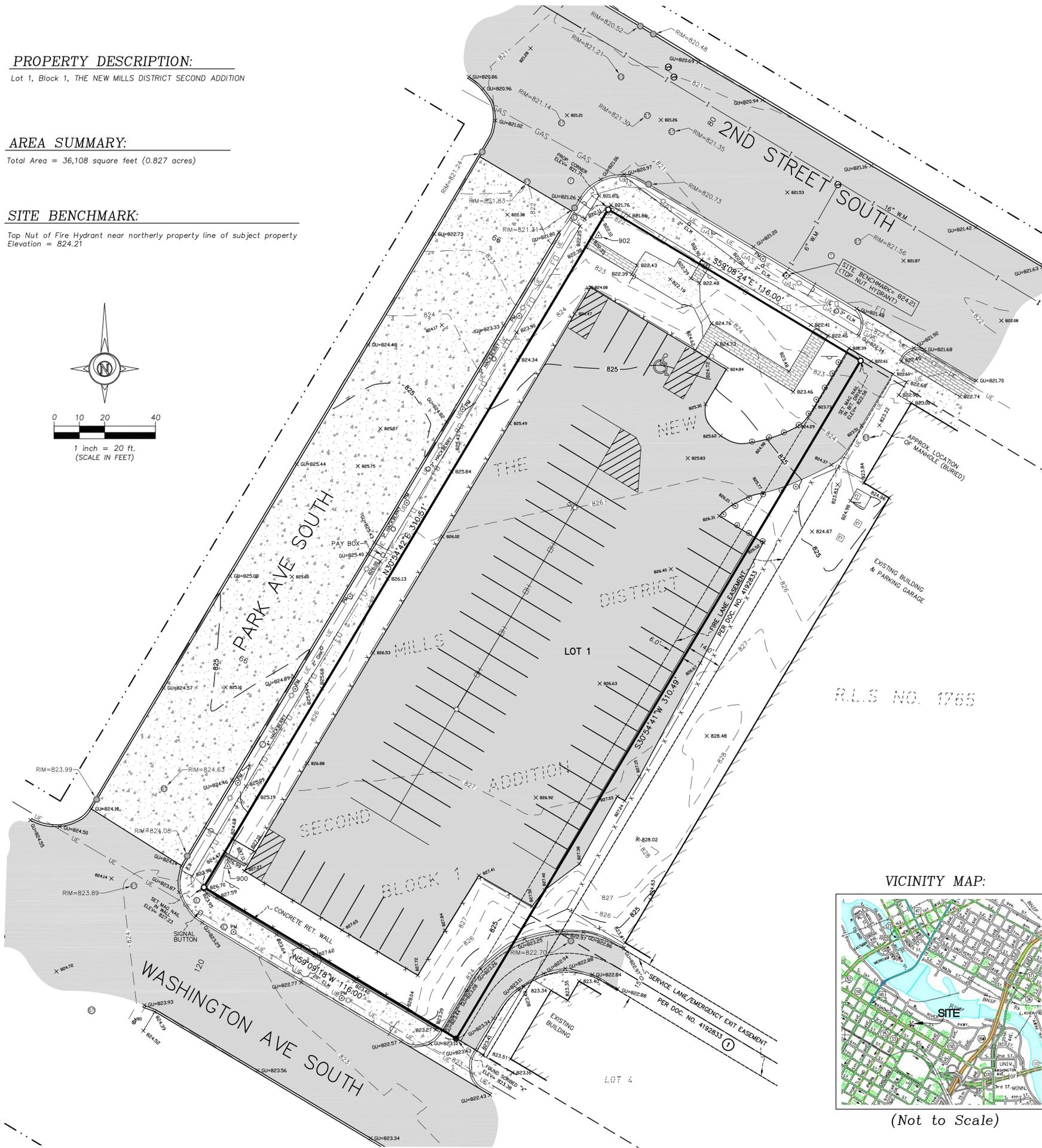
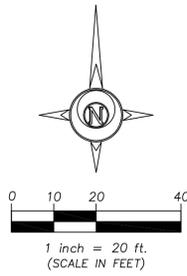
Lot 1, Block 1, THE NEW MILLS DISTRICT SECOND ADDITION

AREA SUMMARY:

Total Area = 36,108 square feet (0.827 acres)

SITE BENCHMARK:

Top Nut of Fire Hydrant near northerly property line of subject property
Elevation = 824.21



LEGEND:

⊙	Found Cast Iron Monument (CIM)	⊙	Unknown Manhole
○	Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap inscribed with License No. 44530	⊙	Telephone Manhole
●	Found Iron Pipe	⊙	Water Utility Manhole
△	Control Point	⊙	Well
- - -	Existing Elevation Contour Line	⊙	Hand Hole
x 900.0	Existing Spot Elevation	⊙	Electric Manhole
- - -	Wetland Line	⊙	Sanitary Sewer Manhole
▨	Building Line	⊙	Storm Sewer Manhole
▩	Bituminous Surface	⊙	Catch Basin Manhole
▩	Concrete Surface	⊙	Flared End Section
▩	Paver Block Surface	⊙	Gas Valve
▩	Landscaped Area	⊙	Water Valve
- x - x -	Fence Line	⊙	Irrigation Control Valve
- OH -	Overhead Utility Line	⊙	Post Indicator Valve
- UE -	Underground Electric Line	⊙	Water Shut-off/Curb Stop
- UT -	Underground Telephone Line	⊙	Fire Conn./Standpipe
- UTV -	Underground Cable/TV Line	⊙	Fire Hydrant
- FO -	Underground Fiber Optic Line	⊙	Cleanout
- GAS -	Underground Gas Line	⊙	Roof Drain
- S -	Sanitary Sewer Line	⊙	Electric Transformer
- SS -	Storm Sewer Line	⊙	Electric Pedestal
- W -	Water Utility Line	⊙	Telecommunications Pedestal
- IR - IR -	Irrigation Line	⊙	Fiber Optic Pedestal
FFE	Finished Floor Elevation	⊙	Electric Meter
TNH	Top Nut Hydrant	⊙	Gas Meter
RIM	Structure Rim Elevation	⊙	Utility Pole
INV	Structure Invert Elevation	⊙	Guy Wire
⊙	Note Number	⊙	Signal Pole
⊙	Parking Meter Sign	⊙	Flag Pole
		⊙	Bollard/Guard Post
		⊙	Sign
		⊙	Light Pole
		⊙	Mailbox
		⊙	Shrub
		⊙	Deciduous Tree
		⊙	Coniferous Tree

GENERAL NOTES:

- Background information is based on a survey on the ground performed by Clark Engineering Corporation on February 29, 2016, exclusively for this project.
- Due diligence was utilized throughout the course of this survey to ensure all permanent site features were located, but snow/ice cover may have inhibited the location of some permanent site features. It is recommended to obtain an updated survey when snow/ice cover is not present to ensure all permanent site features are located.
- All dimensions depicted on this survey are in feet and decimals of a foot, unless otherwise indicated.
- At the time of this survey, all existing building dimensions are measured to the exterior finished face, unless otherwise indicated.
- For the purposes of this survey, the basis of bearing for the surveyed lines is Hennepin County Coordinates (1996 Adjustment). Vertical Datum is NAVD88.
- Utilities shown on survey were obtained from a combination of field observations, markings from a Gopher State One-Call boundary survey locate ticket (No. 160540879), and utility maps provided by the City of Minneapolis and utility owners. Private utility locations were not identified as part of this survey. Clark does not guarantee that all existing utilities are shown on survey. The contractor must verify all utility locations prior to construction/excavation.

SURVEYOR'S NOTES:

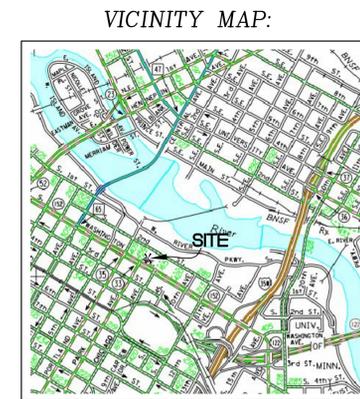
- Service Lane/Emergency Exit Easement shown on survey is depicted as drawn on Exhibit D per Document No. 4192833. The easement description begins at the "Northeast Corner of Lot 4", however, the location shown for said corner on the easement exhibit does not appear to be the actual northeast corner of Lot 4.
- Drainage Easement/Stormwater System described in Document No. 4192833 appears to be blanket in nature. Exact location of easement is not shown on this survey.

CERTIFICATION:

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 Land Surveyor under the laws of the State of Minnesota.

Craig E. Johnson
Craig E. Johnson, L.S., C.Fed.S.
Minnesota License No. 44530

03/03/2016
Date



(Not to Scale)

621 Lilac Drive North
Minneapolis, MN 55422-4609
(763) 545-9196
Fax (763) 541-0056
www.clark-eng.com



Sec. 23, T. 29, R. 24
Hennepin County, Minnesota

BOUNDARY & TOPOGRAPHY SURVEY

City of Minneapolis - CPED

205 Park Avenue South
Minneapolis, Minnesota

SHEET TITLE

FOR

PROJECT

DATE

REVISIONS

DRAWN BY
Cody J.

CHECKED BY
Craig J.

DATE
03/03/2016

PROJECT NO.
C16508

SHEET NO.
1