2301 OLIVER AVE. N., 2104/2106/2110/2114 23RD AVE. N., 2300/2306/2310/2312 PENN AVE. N., & 2029/2033/2101 WEST BROADWAY

CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTIONS BELOW)

KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
NEW BRIGHTON, MINNESOTA 55112
651-631-0351
FAX 651-631-8805
email: kemper@pro-ns.net
www.kempersurveys.com

0 15 30

1 INCH EQUALS 30 FEET

BASIS FOR BEARINGS: HENNEPIN COUNTY COORDINATE SYSTEM (NAD 83, 1996)

BASIS FOR ELEVATION: CITY OF MINNEAPOLIS MONUMENT NO. GPS012 AT GLENDALE PARK. ELEV.=891.83 (NGVD 29)

(VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

NOTICE OF RELEASE 012
CONTRACT NUMBER C-35962

PREPARED FOR:
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
105 5TH AVENUE SOUTH, SUITE 600
MINNEAPOLIS, MINNESOTA 55401-2534
CONTACT: ROSANNE JONES
612-673-5042

NORTHWEST CORNER OF 2101 WEST BROADWAY

NORTHEAST CORNER OF 2101 WEST BROADWAY

NORTHWEST CORNER OF 2312 OLIVER AVE. N.

FRONT OF 2300 PENN AVE. N.

FRONT OF 2110 23RD AVE. N.

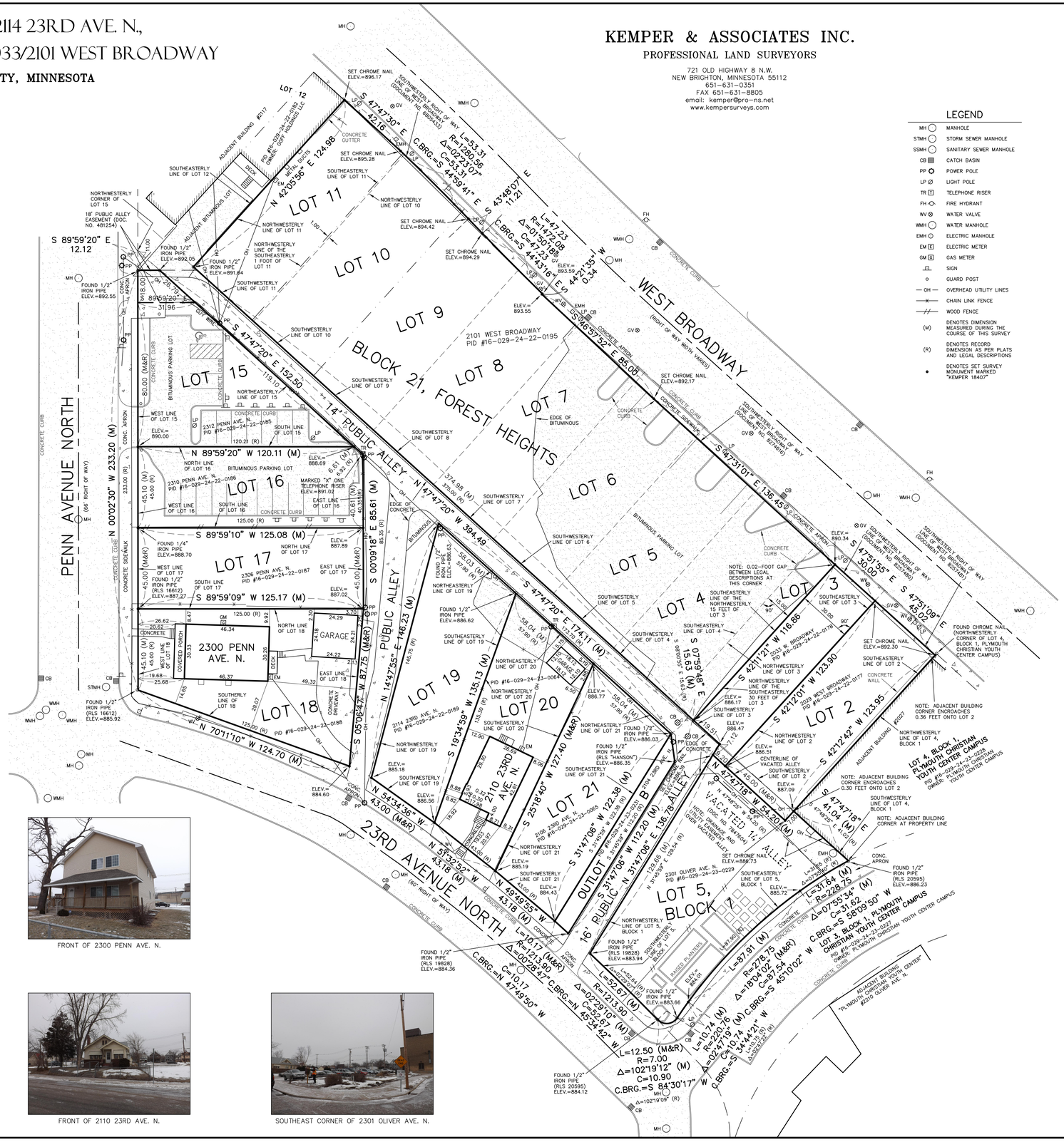
SOUTHEAST CORNER OF 2301 OLIVER AVE. N.

AREA SUMMARY

2301 OLIVER AVE. N. = 9,477 SQ. FT. OR 0.2176 ACRES
2104 23RD AVE. N. = 1,173 SQ. FT. OR 0.0269 ACRES
2106 23RD AVE. N. = 6,151 SQ. FT. OR 0.1412 ACRES
2110 23RD AVE. N. = 6,298 SQ. FT. OR 0.1446 ACRES
2114 23RD AVE. N. = 6,562 SQ. FT. OR 0.1506 ACRES
2300 PENN AVE. N. = 8,115 SQ. FT. OR 0.1863 ACRES
2306 PENN AVE. N. = 5,631 SQ. FT. OR 0.1293 ACRES
2310 PENN AVE. N. = 5,625 SQ. FT. OR 0.1291 ACRES
2312 PENN AVE. N. = 6,479 SQ. FT. OR 0.1487 ACRES
(INCLUDES 397 SQ. FT. FOR ALLEY EASEMENT)
2029 W. BROADWAY = 5,578 SQ. FT. OR 0.1280 ACRES
2033 W. BROADWAY = 3,575 SQ. FT. OR 0.0821 ACRES
2101 W. BROADWAY = 44,913 SQ. FT. OR 1.0311 ACRES

CERTIFICATE OF SURVEY

12277 (12277.DWG) D.B. TODD HOLEN


LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
BLOCK 21, FOREST HEIGHTS
PENN AVENUE NORTH
23RD AVENUE NORTH
WEST BROADWAY
14' PUBLIC ALLEY
16' PUBLIC ALLEY
2300 PENN AVE. N.
2310 PENN AVE. N.
2306 PENN AVE. N.
2312 PENN AVE. N.
2110 23RD AVE. N.
2114 23RD AVE. N.
2101 WEST BROADWAY
PID #16-029-24-22-0195
2033 W. BROADWAY
PID #16-029-24-22-0178
2029 W. BROADWAY
PID #16-029-24-22-0177
2301 OLIVER AVE. N.
PID #16-029-24-23-0229
PLYMOUTH CHRISTIAN YOUTH CENTER
LOT 4, BLOCK 1, PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS
LOT 3, BLOCK 1, PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS
OUTLOT B, PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS
ADJACENT BUILDING PLYMOUTH CHRISTIAN YOUTH CENTER #2210 OLIVER AVE. N.
S 89°59'20" E 12.12
N 42°05'58" E 124.98
S 47°47'30" E 42.16
L=53.31
R=289.56
Δ=02°23'07"
C=53.31
C.BRG.=S 45°59'41" E
S 43°48'07" E 11.21
L=47.23
R=1472.08
Δ=01°50'18"
C=47.23
C.BRG.=S 44°43'16" E
S 44°21'35" W 0.34
S 46°57'52" E 85.08
S 47°31'01" E 136.45
S 47°51'55" E 30.00
S 47°51'09" E 45.02
S 47°47'20" W 152.50
N 47°47'20" W 394.49
S 47°47'20" E 177.41 (M)
S 07°59'48" E 15.63 (M)
S 42°11'21" W 116.86
S 42°12'01" W 123.90
S 42°12'42" W 123.95
N 47°47'18" W 54.20 (M)
S 47°47'18" E 41.04
N 14°47'55" E 146.23 (M&R)
S 00°09'18" E 85.61 (M)
N 00°02'30" W 233.20 (M)
N 89°59'20" W 120.11 (M)
S 89°59'10" W 125.08 (M)
S 89°59'09" W 125.17 (M)
N 70°11'10" W 124.70 (M)
S 19°34'59" W 135.13 (M)
S 25°18'40" W 127.40 (M&R)
S 31°47'06" W 122.38 (M)
S 31°47'06" W 112.20 (M)
N 31°47'06" E 138.78
S 05°06'47" W 87.75 (M&R)
N 54°34'36" W 43.00 (M&R)
N 54°32'52" W 43.18 (M)
N 49°49'55" W 43.18 (M)
S 05°00'18" E 85.61 (M)
L=10.17
R=211.90
Δ=02°44'47"
C=10.17
C.BRG.=N 47°49'50" W
L=52.67 (M)
R=213.90
Δ=02°49'10" (M)
C=52.57 (M)
C.BRG.=N 45°34'42" W
L=12.50 (M&R)
R=7.00
Δ=102°19'12" (M)
C=10.90
C.BRG.=S 84°30'17" W
Δ=102°19'09" (R)
L=10.74 (M)
R=220.76
Δ=02°47'19" (M)
C=10.74
C.BRG.=S 44°44'21" W
L=31.64 (M)
R=228.75
Δ=07°55'34"
C=31.62 (M)
C.BRG.=S 58°09'50" W
L=87.91 (M)
R=278.75
Δ=18°04'02"
C=87.54 (M&R)
C.BRG.=S 45°10'02" W
NORTHWESTERLY CORNER OF LOT 15
18' PUBLIC ALLEY EASEMENT (DOC. NO. 481254)
FOUND 1/2" IRON PIPE ELEV.=892.55
FOUND 1/2" IRON PIPE ELEV.=892.05
FOUND 1/2" IRON PIPE ELEV.=891.64
SET CHROME NAIL ELEV.=896.17
SET CHROME NAIL ELEV.=895.28
SET CHROME NAIL ELEV.=894.42
SET CHROME NAIL ELEV.=894.29
SET CHROME NAIL ELEV.=892.17
SET CHROME NAIL ELEV.=892.30
SET CHROME NAIL ELEV.=886.73
SOUTHWESTERLY RIGHT OF WAY LINE OF WEST BROADWAY (DOCUMENT NO. 874460)
SOUTHWESTERLY RIGHT OF WAY LINE OF WEST BROADWAY (DOCUMENT NO. 8234248)
SOUTHWESTERLY RIGHT OF WAY LINE OF WEST BROADWAY (DOCUMENT NO. 8234248)
DOC. #16-029-24-23-0229 OWNER: CITY HOUSING LLC
ADJACENT BUILDING #2117
DECK
METAL DUCTS
CONCRETE GUTTER
SOUTHEASTERLY LINE OF LOT 12
ADJACENT BITUMINOUS LOT
SOUTHWESTERLY LINE OF LOT 11
NORTHWESTERLY LINE OF LOT 10
NORTHWESTERLY LINE OF LOT 11
NORTHWESTERLY LINE OF THE SOUTHEASTERLY 1 FOOT OF LOT 11
SOUTHWESTERLY LINE OF LOT 11
SOUTHWESTERLY LINE OF LOT 10
SOUTHWESTERLY LINE OF LOT 9
SOUTHWESTERLY LINE OF LOT 8
SOUTHWESTERLY LINE OF LOT 7
SOUTHWESTERLY LINE OF LOT 6
SOUTHWESTERLY LINE OF LOT 5
SOUTHEASTERLY LINE OF THE NORTHWESTERLY 15 FEET OF LOT 3
SOUTHEASTERLY LINE OF LOT 4
SOUTHEASTERLY LINE OF LOT 3
SOUTHEASTERLY LINE OF LOT 2
NORTHWESTERLY LINE OF THE SOUTHWESTERLY 30 FEET OF LOT 3
NORTHWESTERLY LINE OF LOT 3
NORTHWESTERLY LINE OF LOT 2
SOUTHWESTERLY LINE OF LOT 3
SOUTHWESTERLY LINE OF LOT 2
SOUTHWESTERLY LINE OF LOT 4, BLOCK 1
NORTHWESTERLY LINE OF LOT 4, BLOCK 1
NORTHWESTERLY LINE OF LOT 21
SOUTHWESTERLY LINE OF LOT 21
NORTHWESTERLY LINE OF LOT 20
SOUTHWESTERLY LINE OF LOT 20
NORTHWESTERLY LINE OF LOT 19
SOUTHWESTERLY LINE OF LOT 19
NORTHEASTERLY LINE OF LOT 19
NORTHEASTERLY LINE OF LOT 15
SOUTHWESTERLY LINE OF LOT 15
NORTH LINE OF LOT 16
WEST LINE OF LOT 16
SOUTH LINE OF LOT 16
EAST LINE OF LOT 16
NORTH LINE OF LOT 17
WEST LINE OF LOT 17
SOUTH LINE OF LOT 17
EAST LINE OF LOT 17
NORTH LINE OF LOT 18
SOUTHERLY LINE OF LOT 18
EAST LINE OF LOT 18
NORTHEASTERLY LINE OF LOT 15
WEST LINE OF LOT 15
SOUTH LINE OF LOT 15
2312 PENN AVE. N. PID #16-029-24-22-0185
2310 PENN AVE. N. PID #16-029-24-22-0186
2306 PENN AVE. N. PID #16-029-24-22-0187
2300 PENN AVE. N.
2110 23RD AVE. N. PID #16-029-24-23-0064
2114 23RD AVE. N. PID #16-029-24-22-0189
2101 WEST BROADWAY PID #16-029-24-22-0195
2033 W. BROADWAY PID #16-029-24-22-0178
2029 W. BROADWAY PID #16-029-24-22-0177
2301 OLIVER AVE. N. PID #16-029-24-23-0229
PLYMOUTH CHRISTIAN YOUTH CENTER OWNER: PLYMOUTH CHRISTIAN YOUTH CENTER
PLYMOUTH CHRISTIAN YOUTH CENTER OWNER: PLYMOUTH CHRISTIAN YOUTH CENTER
2101 WEST BROADWAY PID #16-029-24-22-0195
OWNER: PLYMOUTH CHRISTIAN YOUTH CENTER
LOT 4, BLOCK 1 PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS PID #16-029-24-22-0188
LOT 3, BLOCK 1 PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS PID #16-029-24-22-0187
OUTLOT B, PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS PID #16-029-24-23-0229
NOTE: ADJACENT BUILDING CORNER ENCROACHES 0.36 FEET ONTO LOT 2
NOTE: ADJACENT BUILDING CORNER ENCROACHES 0.30 FEET ONTO LOT 2
NOTE: ADJACENT BUILDING CORNER AT PROPERTY LINE
NOTE: 0.02-FOOT GAP BETWEEN LEGAL DESCRIPTIONS AT THIS CORNER
ADJACENT BUILDING #2027
ADJACENT BUILDING #2033
ADJACENT BUILDING #2029
ADJACENT BUILDING #2101
ADJACENT BUILDING #2301
ADJACENT BUILDING #2300
ADJACENT BUILDING #2306
ADJACENT BUILDING #2310
ADJACENT BUILDING #2312
ADJACENT BUILDING #2110
ADJACENT BUILDING #2114
ADJACENT BUILDING #2104
ADJACENT BUILDING #2106
CONCRETE SIDEWALK
CONCRETE CURB
CONCRETE APRON
CONCRETE GUTTER
CONCRETE WALL
CONCRETE DRIVEWAY
BITUMINOUS PARKING LOT
COVERED PORCH
GARAGE
RAISED PLANTERS
EDGE OF BITUMINOUS
EDGE OF CONCRETE
CENTERLINE OF VACATED ALLEY
FOUND 1/2" IRON PIPE (RLS 16612) ELEV.=885.92
FOUND 1/4" IRON PIPE ELEV.=888.70
FOUND 1/2" IRON PIPE (RLS 19828) ELEV.=883.94
FOUND 1/2" IRON PIPE (RLS 19828) ELEV.=884.36
FOUND 1/2" IRON PIPE (RLS 20595) ELEV.=884.12
FOUND 1/2" IRON PIPE (RLS 20595) ELEV.=883.66
FOUND 1/2" IRON PIPE (RLS 20595) ELEV.=886.23
FOUND 1/2" IRON PIPE (RLS "HANSON") ELEV.=886.35
FOUND 1/2" IRON PIPE ELEV.=886.03
FOUND CHROME NAIL (NORTHWESTERLY CORNER OF LOT 4, BLOCK 1, PLYMOUTH CHRISTIAN YOUTH CENTER CAMPUS)
MARKED "X" ONE TELEPHONE RISER ELEV.=891.02
CONC. APRON
ELEV.=890.00
ELEV.=888.69
ELEV.=887.89
ELEV.=887.02
ELEV.=886.77
ELEV.=886.56
ELEV.=885.19
ELEV.=885.18
ELEV.=884.60
ELEV.=884.43
ELEV.=886.17
ELEV.=886.47
ELEV.=886.51
ELEV.=887.09
ELEV.=885.72
ELEV.=890.34
ELEV.=893.59
ELEV.=893.55
ELEV.=892.30
ELEV.=892.34
ELEV.=887.80
ELEV.=884.79
ELEV.=884.66
ELEV.=886.71
ELEV.=886.73
ELEV.=886.23
ELEV.=886.35
ELEV.=886.03
ELEV.=885.72
ELEV.=884.43
ELEV.=884.60
ELEV.=885.18
ELEV.=885.19
ELEV.=886.56
ELEV.=886.77
ELEV.=887.09
ELEV.=886.51
ELEV.=886.47
ELEV.=886.17
ELEV.=890.34