CPED STAFF REPORT

Prepared for the City Planning Commission
CPC Agenda Item #1
November 2, 2015
PL-293

LAND USE APPLICATION SUMMARY

Property Location: 1600 East 19th Street
Project Name: Anishinabe Bii Gii Wiin
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: American Indian Community Development Corporation (AICDC)
Project Contact: Scott Nelson with DJR Architecture, Inc.
Request: To allow an assisted living facility with 32 beds.
Required Applications:

Final Plat	To create two lots.

SITE DATA

Existing Zoning	OR2 High Density Office Residence District PO Pedestrian Oriented Overlay District
Lot Area	54,952 square feet / 1.26 acres
Ward(s)	6
Neighborhood(s)	Ventura Village
Designated Future Land Use	Mixed use
Land Use Features	Commercial Corridor (Franklin Avenue), Activity Center (Franklin Ave LRT Station)
Small Area Plan(s)	Franklin-Cedar/Riverside Transit-Oriented Development Master Plan (2005)

Date Application Deemed Complete	October 8, 2015	**Date Extension Letter Sent**	Not applicable
End of 60-Day Decision Period	Not applicable	**End of 120-Day Decision Period**	February 5, 2016

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in south Minneapolis. The site is located west of Hiawatha Avenue, north of Franklin Avenue and southeasterly of East 19th Street and 16th Avenue South. The site is occupied by Anishinabe Wakiagun, an existing 45-bed inebriate housing facility.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial businesses, residential dwellings of varying densities and Hiawatha Avenue. The site is located in the Ventura Village neighborhood.

PROJECT DESCRIPTION. The applicant, AICDC, is proposing to construct an addition to the existing Anishinabe Wakiagun inebriate housing facility. The proposed addition would be a three-story, 32-bed assisted living facility. The assisted living facility will be named Anishinabe Bii Gii Wiin. A one-story link will be constructed between the two different facilities on the property. The link will serve as the main entrance to the assisted living facility and will allow staff, not residents, to move between the two facilities as needed. The main entrance to the inebriate housing facility will remain in its existing location. The addition would be constructed on the southeasterly side of the existing building. The existing parking lot on the north side of the building will be expanded for the employees and residents of both facilities.

As part of this development project (BZZ-7152) the property will be subdivided into two lots. On Lot 1 the applicant is proposing to construct a surface parking lot that would serve a future office building that would be constructed on the property (BZZ-7153). The future office building would be utilized by AICDC. Lot 2 will contain the existing and proposed residential development and its accessory surface parking lot. Walkways, a pergola structure and landscaping will tie both of the properties together. The preliminary plat, along with all of the other required land use applications for this development, was approved in June 15, 2015.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
C-1693	Conditional Use Permit	For a 40-bed inebriate housing facility	Approved 7/1995
BZZ-4445	Reasonable Accommodation	To increase the number of residents within the inebriate housing facility to 45	Approved 6/2009
BZZ-5839	Reasonable Accommodation	To allow a 15-bed community residential facility to co-exist with the existing inebriate housing facility	Approved 10/2012 Expired 6/2013
BZZ-6429	Reasonable Accommodation	To increase the number of residents within the inebriate housing facility to 60	Approved, 3/2014 Expires 12/2016

BZZ-7152	Rezoning Conditional Use Permit Variances Site Plan Review Preliminary Plat	For an assisted living facility with 40 beds	Approved 6/15/2015

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

FINAL PLAT

The Department of Community Planning and Economic Development has analyzed the application for a minor subdivision based on the following findings:

1. *The subdivision is in conformance with these land subdivision regulations, the applicable regulations of the zoning ordinance and policies of the comprehensive plan.*

The applicant is proposing to replat several lots into two new lots. On Lot 1 the applicant is proposing to construct a surface parking lot that would serve a future office building that would be constructed on the property (BZZ-7153). Lot 2 will contain the existing and proposed residential development and its accessory surface parking lot.

The subdivision is in conformance with the design requirements of the land subdivision regulations except for Section 598.240 (2b), which requires that lots for multiple family dwellings have no more than five sides. The proposed lot has seven sides. In order to be in conformance with the land subdivision regulations, a variance of Section 598.240 (2b) is required to allow Lot 2 to have seven sides. While variances from the zoning code require a separate application, variances from the subdivision standards are done as a part of the subdivision application subject to the standards listed below.

598.310. Variances. Where the planning commission finds that hardships or practical difficulties may result from strict compliance with these regulations, or that the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to any or all of the provisions of this chapter. In approving variances, the planning commission may require such conditions as it deems reasonable and necessary to secure substantially the objectives of the standards or requirements of these regulations. No variance shall be granted unless the planning commission makes the following findings:

(1) There are special circumstances or conditions affecting the specific property such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of land.
(2) The granting of the variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is located.

The property currently has six sides. Given the shape of the existing lot and the placement of the existing building on the lot it would be difficult to design the lot with less than five sides and still

provide adequate space on the other lot for future development. Given this CPED recommends varying the number of sides for Lot 2 to seven.

Zoning Ordinance:

The subdivision is in conformance with the design requirements of the zoning code.

Comprehensive Plan:

The subdivision is in conformance with the policies of the comprehensive plan.

2. *The subdivision will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor be detrimental to present and potential surrounding land uses, nor add substantially to congestion in the public streets.*

   The applicant is proposing to replat several lots into two new lots.

3. *All land intended for building sites can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard.*

   The land intended for building can be used safely without endangering the residents or users of the subdivision or the surrounding area because of flooding, erosion, high water table, soil conditions, improper drainage, steep slopes, rock formations, utility easements or other hazard. Besides the six foot grade change at the south end of the site, it is relatively flat.

4. *The lot arrangement is such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits and in providing driveway access to buildings on such lots from an approved street. Each lot created through subdivision is suitable in its natural state for the proposed use with minimal alteration.*

   The parcels created by this application present no foreseeable difficulties for this development. No significant alterations to the land appear necessary.

5. *The subdivision makes adequate provision for stormwater runoff, and temporary and permanent erosion control in accordance with the rules, regulations and standards of the city engineer and the requirements of these land subdivision regulations. To the extent practicable, the amount of stormwater runoff from the site after development will not exceed the amount occurring prior to development.*

   The Surface Water and Sewers Division of the Public Works Department will review and approve the drainage and sanitary system plans for this development prior to building permits being issued.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the application by the American Indian Community Development Corporation (AICDC) for the property located at 1600 East 19th Street:

A. Final Plat.

Recommended motion: **Approve** the final plat.

ATTACHMENTS

1. Preliminary and final plat

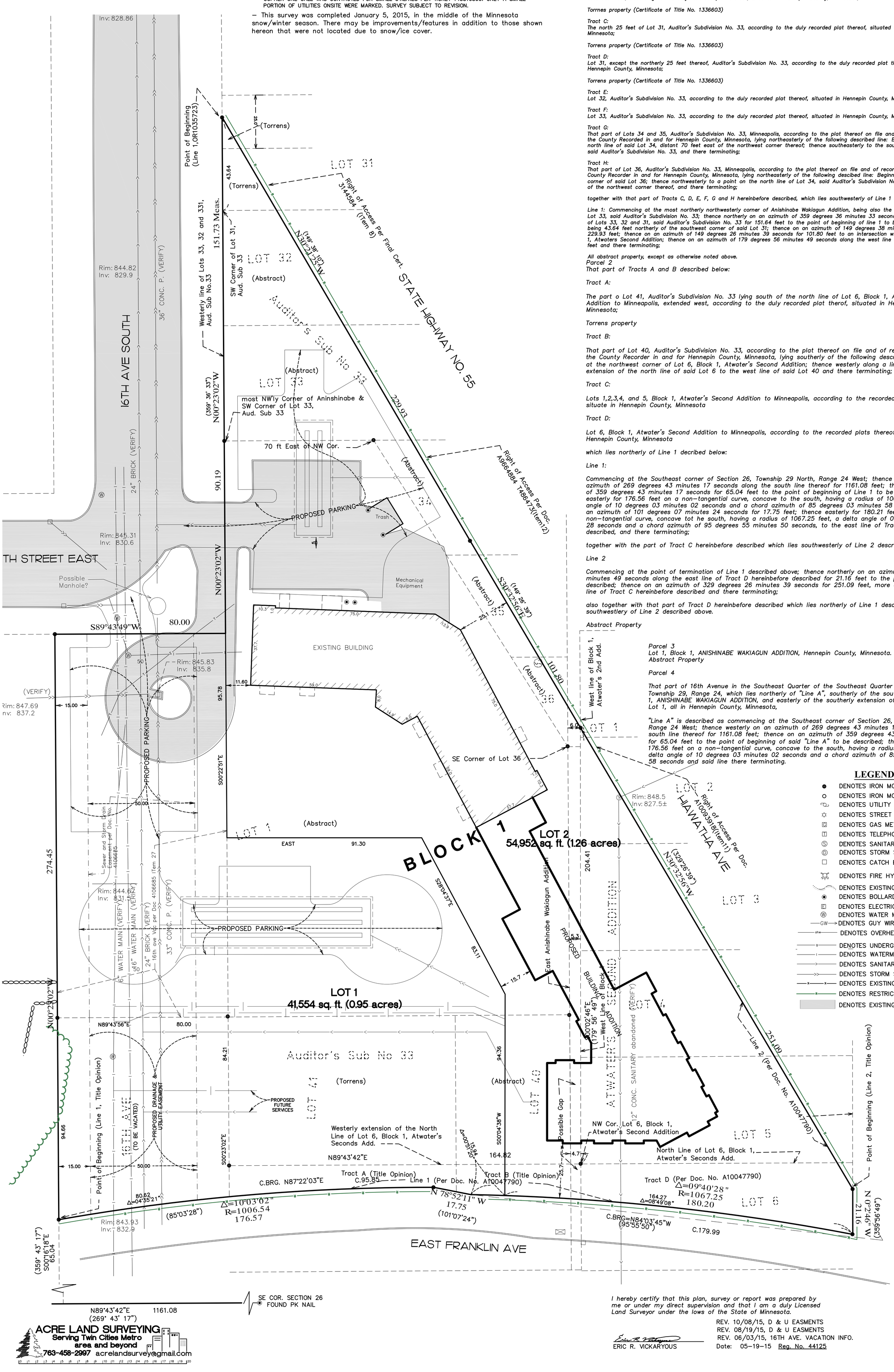
PRELIMINARY PLAT of ANISHINABE BII GII WIIN

~for~ CIVIL SITE GROUP

PROPERTY ADDRESS: 1600 19th ST East MINNEAPOLIS MN

NOTES

- *CONTRACTOR TO VERIFY BUILDING DIMENSIONS, AND SEWER DEPTHS.*
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454–0002 for verification of utility type and field location prior to excavation.
- GOPHER ONE CALL WAS CONTACTED FOR SMALL UTILITIES PER TICKET 143510566. ONLY A SMALL PORTION OF UTILITIES ONSITE WERE MARKED. SURVEY SUBJECT TO REVISION.
- This survey was completed January 5, 2015, in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.



LEGAL DESCRIPTION

Per Title Commitment No ORTE741930

Parcel 1
All of Tracts A and B described below:

Tract A:
Lot 40; Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, except that part thereof lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract B:
That part of Lot 41, Auditor's Subdivision No. 33, lying north of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrnes property (Certificate of Title No. 1336603)

Tract C:
The north 25 feet of Lot 31, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract D:
Lot 31, except the northerly 25 feet thereof, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract E:
Lot 32, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract F:
Lot 33, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract G:
That part of Lots 34 and 35, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorded in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at a point on the north line of said Lot 34, distant 70 feet east of the northwest corner thereof; thence southeasterly to the southeast corner of Lot 36, said Auditor's Subdivision No. 33, and there terminating;

Tract H:
That part of Lot 36, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following descibed line: Beginning at the southeast corner of said Lot 36; thence northwesterly to a point on the north line of Lot 34, said Auditor's Subdivision No. 33, distant 70 feet east of the northwest corner thereof, and there terminating;

together with that part of Tracts C, D, E, F, G and H hereinbefore described, which lies southwesterly of Line 1 described below:

Line 1: Commencing at the most northerly northwesterly corner of Anishinabe Wakiagun Addition, being also the southwesterly corner of Lot 33, said Auditor's Subdivision No. 33; thence northerly on an azimuth of 359 degrees 36 minutes 33 seconds along the westerly line of Lots 33, 32 and 31, said Auditor's Subdivision No. 33 for 151.64 feet to the point of beginning of line 1 to be described, said point being 43.64 feet northerly of the southwest corner of said Lot 31; thence on an azimuth of 149 degrees 38 minutes 10 seconds for 229.93 feet; thence on an azimuth of 149 degrees 26 minutes 39 seconds for 101.80 feet to an intersection with the west line of Block 1, Atwaters Second Addition; thence on an azimuth of 179 degrees 56 minutes 49 seconds along the west line of said Block 1 for 204.41 feet and there terminating;

All abstract property, except as otherwise noted above.
Parcel 2
That part of Tracts A and B described below:

Tract A:

The part o Lot 41, Auditor's Subdivision No. 33 lying south of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat therof, situated in Hennepin County, Minnesota;

Torrens property

Tract B:

That part of Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract C:

Lots 1,2,3,4, and 5, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

Tract D:

Lot 6, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

which lies northerly of Line 1 decribed below:

Line 1:

Commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non–tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly for 180.21 feet on a non–tangential curve, concave tot he south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds, to the east line of Tract D hereinbefore described, and there terminating;

together with the part of Tract C hereinbefore described which lies southwesterly of Line 2 described below:

Line 2

Commencing at the point of termination of Line 1 described above; thence northerly on an azimuth of 359 degrees 56 minutes 49 seconds along the east line of Tract D hereinbefore described for 21.16 feet to the point of Line 2 to be described; thence on an azimuth of 329 degrees 26 minutes 39 seconds for 251.09 feet, more or less, to the west line of Tract C hereinbefore described and there terminating;

also together with that part of Tract D hereinbefore described which lies northerly of Line 1 described above and southwestlery of Line 2 described above.

Abstract Property

Parcel 3
Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, Hennepin County, Minnesota.
Abstract Property

Parcel 4

That part of 16th Avenue in the Southeast Quarter of the Southeast Quarter of Section 26, Township 29, Range 24, which lies northerly of "Line A", southerly of the south line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, and easterly of the southerly extension of the west line of said Lot 1, all in Hennepin County, Minnesota,

"Line A" is described as commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of said "Line A" to be described; thence easterly for 176.56 feet on a non–tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds and said line there terminating.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES STREET LIGHT
- DENOTES GAS METER/BOX
- DENOTES TELEPHONE BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES FIRE HYDRANT
- DENOTES EXISTING CONTOUR
- DENOTES BOLLARD
- DENOTES ELECTRIC TRANSFORMER
- DENOTES WATER MANHOLE
- DENOTES GUY WIRE
- DENOTES OVERHEAD ELECTRIC
- DENOTES UNDERGROUND GAS
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING FENCE/HAND RAIL
- DENOTES RESTRICTED ACCESS
- DENOTES EXISTING BITUMINOUS

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the lows of the State of Minnesota.

ERIC R. VICKARYOUS

Date: 05–19–15 Reg. No. 44125

REV. 10/08/15, D & U EASMENTS
REV. 08/19/15, D & U EASMENTS
REV. 06/03/15, 16TH AVE. VACATION INFO.

(IN FEET)
1 inch = 20ft.

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ANISHINABE BII GII WIIN

R.T. DOC. NO.
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Anishinabe Bii Gii Wiin LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

All of Tracts A and B described below:

Tract A:
Lot 40; Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, except that part thereof lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract B:
That part of Lot 41, Auditor's Subdivision No. 33, lying north of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torren's property (Certificate of Title No. 1336603)

Tract C:
The north 25 feet of Lot 31, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract D:
Lot 31, except the northerly 25 feet thereof, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property (Certificate of Title No. 1336603)

Tract E:
Lot 32, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract F:
Lot 33, Auditor's Subdivision No. 33, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Tract G:
That part of Lots 34 and 35, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorded in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at a point on the north line of said Lot 34, distant 70 feet east of the northwest corner thereof; thence southeasterly to the southeast corner of Lot 36, said Auditor's Subdivision No. 33, and there terminating;

Tract H:
That part of Lot 36, Auditor's Subdivision No. 33, Minneapolis, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying northeasterly of the following described line: Beginning at the southeast corner of said Lot 36; thence northwesterly to a point on the north line of Lot 34, said Auditor's Subdivision No. 33, distant 70 feet east of the northwest corner thereof, and there terminating;

together with that part of Tracts C, D, E, F, G and H hereinbefore described, which lies southwesterly of Line 1 described below:

Line 1: Commencing at the most northerly northwesterly corner of Anishinabe Wakiagun Addition, being also the southwesterly corner of Lot 33, said Auditor's Subdivision No. 33; thence northerly on an azimuth of 359 degrees 36 minutes 33 seconds along the westerly line of Lots 33, 32 and 31, said Auditor's Subdivision No. 33 for 151.64 feet to the point of beginning of line 1 to be described, said point being 43.64 feet northerly of the southwest corner of said Lot 31; thence on an azimuth of 149 degrees 38 minutes 10 seconds for 229.93 feet; thence on an azimuth of 149 degrees 26 minutes 39 seconds for 101.80 feet to an intersection with the west line of Block 1, Atwaters Second Addition; thence on an azimuth of 179 degrees 56 minutes 49 seconds along the west line of said Block 1 for 204.41 feet and there terminating;

All abstract property, except as otherwise noted above.

AND

That part of vacated 16th Avenue South which lies north of the westerly extention of the north line of Lot 6, Block 1, Atwater's Section Addition and which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and which lies North of the following described line: Commencing at the southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds and there terminating.

AND that American Indian Properties II LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

That part of Tracts A and B described below:

Tract A:

The part of Lot 41, Auditor's Subdivision No. 33 lying south of the north line of Lot 6, Block 1, Atwater's Second Addition to Minneapolis, extended west, according to the duly recorded plat thereof, situated in Hennepin County, Minnesota;

Torrens property

Tract B:

That part of Lot 40, Auditor's Subdivision No. 33, according to the plat thereof on file and of record in the Office of the County Recorder in and for Hennepin County, Minnesota, lying southerly of the following described line: Beginning at the northwest corner of Lot 6, Block 1, Atwater's Second Addition; thence westerly along a line being the westerly extension of the north line of said Lot 6 to the west line of said Lot 40 and there terminating;

Tract C:

Lots 1,2,3,4, and 5, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

Tract D:

Lot 6, Block 1, Atwater's Second Addition to Minneapolis, according to the recorded plats thereof, and situate in Hennepin County, Minnesota

which lies northerly of Line 1 described below:

Line 1:

Commencing at the Southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly for 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds, to the east line of Tract D hereinbefore described, and there terminating;

Together with the part of Tract C hereinbefore described which lies southwesterly of Line 2 described below:

Line 2

Commencing at the point of termination of Line 1 described above; thence northerly on an azimuth of 359 degrees 56 minutes 49 seconds along the east line of Tract D hereinbefore described for 21.16 feet to the point of Line 2 to be described; thence on an azimuth of 329 degrees 26 minutes 39 seconds for 251.09 feet, more or less, to the west line of Tract C hereinbefore described and there terminating;

Also together with that part of Tract D hereinbefore described which lies northerly of Line 1 described above and southwesterly of Line 2 described above.

Abstract Property

AND

That part of the Southeast Quarter of the Southeast Quarter, Section 26, Township 29 North, Range 24 West, which lies easterly of the East line of Auditor's Subdivision No. 33, westerly of Atwater's Second Addition, northerly of "Line 1" described below and Southwesterly of "Line 2" described below:

Line 1:
Commencing at the Southeast corner of Section 26, Township 29, North Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1168.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly for 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds to the East line of Lot 6, Block 1, Atwater's Second Addition and there terminating.

Line 2:
Commencing at the point of termination of Line 1 described above; thence northerly on an azimuth of 359 degrees 56 minutes 49 seconds along the east line of Tarct D hereinbefore described for 21.16 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 329 degrees 26 minutes 39 seconds for 300 feet and there terminating.

Abstract Property

AND

That part of vacated 16th Avenue South which lies south of the westerly extention of the north line of Lot 6, Block 1, Atwater's Section Addition and which lies South of the South line of Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, and which lies North of the following described line: Commencing at the southeast corner of Section 26, Township 29 North, Range 24 West; thence westerly on an azimuth of 269 degrees 43 minutes 17 seconds along the south line thereof for 1161.08 feet; thence on an azimuth of 359 degrees 43 minutes 17 seconds for 65.04 feet to the point of beginning of Line 1 to be described; thence easterly for 176.56 feet on a non-tangential curve, concave to the south, having a radius of 1006.54 feet, a delta angle of 10 degrees 03 minutes 02 seconds and a chord azimuth of 85 degrees 03 minutes 58 seconds; thence on an azimuth of 101 degrees 07 minutes 24 seconds for 17.75 feet; thence easterly 180.21 feet on a non-tangential curve, concave to the south, having a radius of 1067.25 feet, a delta angle of 09 degrees 40 minutes 28 seconds and a chord azimuth of 95 degrees 55 minutes 50 seconds and there terminating.

AND that Anishinabe Wakiagun Limited Partnership, a Minnesota limited partnership, fee owner, of the following described property situated in the County of Hennepin, State of Minnesota:

Lot 1, Block 1, ANISHINABE WAKIAGUN ADDITION, Hennepin County, Minnesota.
Abstract Property

Have caused the same to be surveyed and platted as ANISHINABE BII GII WIIN and do hereby dedicate to the public for public use forever the drainage and utility easements as shown on this plat.

In witness whereof said Anishinabe Bii Gii Wiin LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of _____, 20_____.

Signed: Anishinabe Bii Gii Win, LLC

_____, Chief Manager
Michael A. Goze

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Chief Manager of Anishinabe Bii Gii Wiin LLC, a Minnesota limited liability company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

In witness whereof said American Indain Properties II LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this day of _____, 20_____.

Signed: American Indain Properties II LLC

_____, Chief Manager
Michael A. Goze

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Chief Manager of American Indain Properties II LLC, a Minnesota limited liability company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

In witness whereof said Anishinabe Wakiagun Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this day of _____, 20_____.

Signed: Anishinabe Wakiagun Limited Partnership

_____, Senior Vice President, Project for Pride in Living, Inc., Managing General Partner
Barbara McCormick

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20_____, by Senior Vice President, Project for Pride in Living, Inc., Managing General Partner of Anishinabe Wakiagun Limited Partnership, a Minnesota limited liability partnership.

_____

_____

Notary Public, _____ County, Minnesota

My Commission expires _____

I, Eric R. Vickaryous do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat, and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____,

_____

Eric R. Vickaryous, Licensed Land Surveyor
Minnesota License Number 44125

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of , 20_____, by Eric R. Vickaryous.

_____

_____

_____

_____

Notary Public,

County, Minnesota

My Commission expires _____

MINNEAPOLIS, MINNESOTA

I hereby certify this plat of ANISHINABE BII GII WIN was approved and accepted by the City Planning Commisision of the City of Minneapolis, Minnesota at a meeting thereof held this _____ day of_____, 20_____.
If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section, 505.03, Subd. 2.

City Clerk of Minneapolis, Minnesota

By _____ City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20_____ and prior years have been paid for the land described on this plat, dated this _____ day of_____,
20_____,

Mark V. Chapin, County Auditor
By_____Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____,

Chris F. Mavis, County Surveyor
By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that the within plat of ANSIHINABE BII GII WIIN was filed in this office this _____ day of ,

20_____, at _____ o'clock _____M.

Martin McCormick, Registrar of Titles

By _____ Deputy

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that this plat of ANISHINABE BII GII WIIN was recorded in this office this _____ day of , 20____, at _____o'clock ____m.

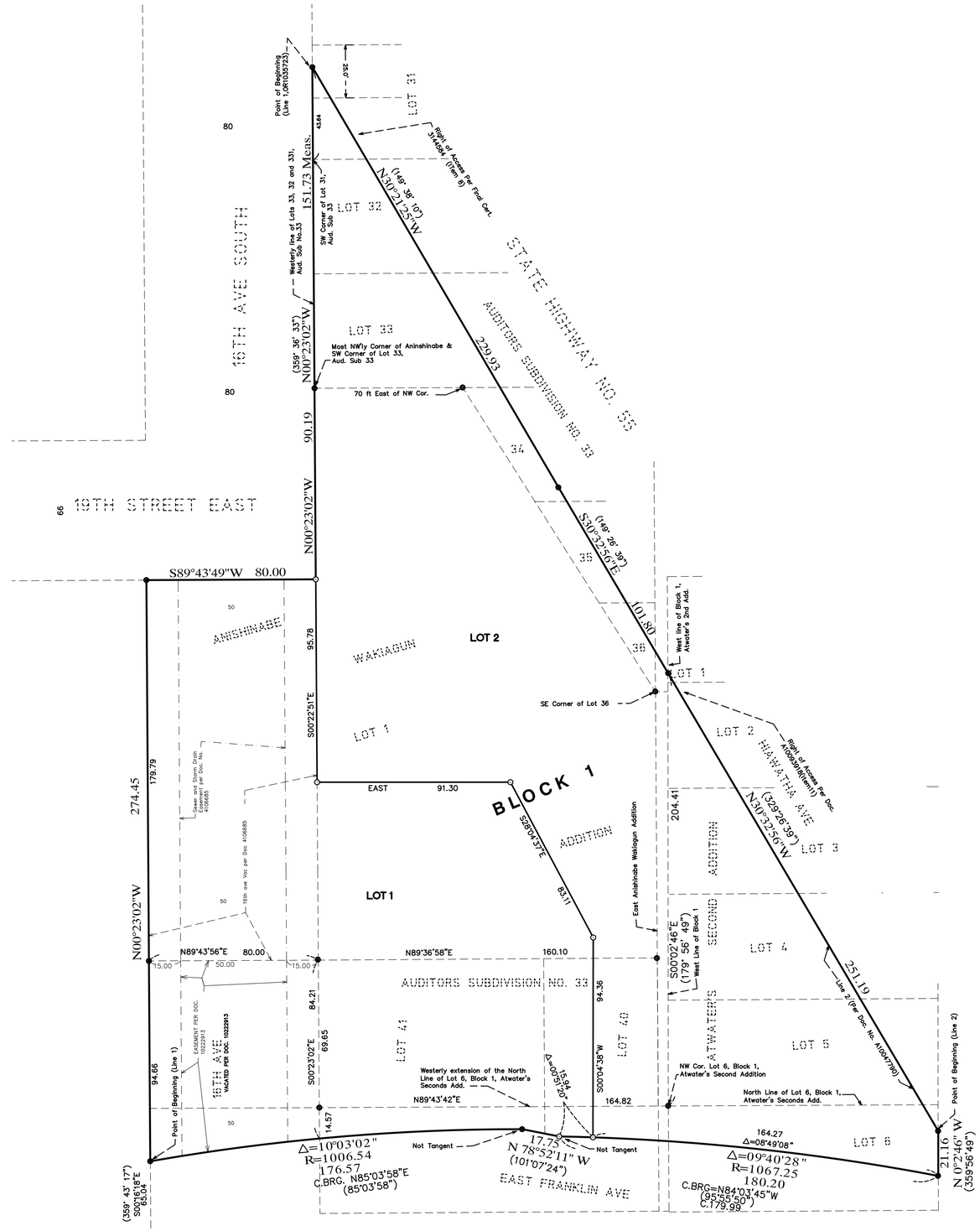
Martin McCormick, County Recorder

By _____Deputy

ACRE LAND SURVEYING
BLAINE, MN

ANISHINABE BII GII WIIN

R.T. DOC. NO.
C.R. DOC. NO.



The West line of Tract A has an assumed bearing of South 00 degrees 19 minutes 14 seconds East.

- ◉ Denotes Found Hennepin County Section Corner
- ● Denotes found iron monument
- ○ Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 44125.

ACRE LAND SURVEYING
BLAINE, MN