

KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

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5348, 5364 & 5368 RIVERVIEW ROAD AND 5118 54TH STREET EAST

CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA



1 INCH EQUALS 60 FEET

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

BASIS FOR ELEVATION:
CITY OF MINNEAPOLIS
MONUMENT NO. 107
AT THE INTERSECTION
OF 54TH ST. E. &
46TH AVE. S.
ELEV.=828.98 (NGVD 29)

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

CONTOUR INTERVAL=1 FOOT

LEGAL DESCRIPTIONS

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 61453
DATED APRIL 30, 2015
(5364 RIVERVIEW ROAD)

Lot 10, Block 2, "Thorpe Bros. Minnehaha Grove Addition to Minneapolis", according to the recorded plat thereof, Hennepin County, Minnesota, including a portion of the abutting alley as determined by Document No. 9686238 except as conveyed out by Deed Document No. 9630140.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FILE NO. 61454
DATED APRIL 30, 2015
(5118 54TH STREET EAST)

Lot 16, Block 2, Thorpe Bros. Minnehaha Grove Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, including a portion of the abutting alley as determined by Document No. 9686238.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. ORTE718159
DATED MAY 20, 2009
(5368 RIVERVIEW ROAD)

Tract A:
Lots 11, 12, 13 and 14, Block 2, Thorp Bros. Minnehaha Grove Addition to Minneapolis, according to the plat thereof on file and of record in the office of the County Recorder in and for Hennepin County, Minnesota;

which lies westerly of Line 1 described below:

Line 1:
Beginning at Right of Way Boundary Corner B1 as shown on Minnesota Department of Transportation Right of Way Plat No. 27-100 as the same is on file and of record in the office of said County Recorder; thence Northerly on an azimuth of 359 degrees 46 minutes 34 seconds along the boundary of said plat for 30.00 feet to Right of Way Boundary Corner B28; thence on an azimuth of 89 degrees 46 minutes 34 seconds for 6.28 feet; thence Northerly for 10.97 feet on a non-tangential curve, concave to the West, having a radius of 14.93 feet, a delta angle of 42 degrees 05 minutes 56 seconds, and a chord azimuth of 20 degrees 49 minutes 55 seconds; thence on an azimuth of 359 degrees 46 minutes 58 seconds for 153.42 feet; thence deflect to the left on a tangential curve, having a radius of 85.58 feet and a delta angle of 25 degrees 41 minutes 28 seconds, for 38.38 feet; thence Northwesterly for 19.96 feet on a non-tangential curve, concave to the Southwest, having a radius of 1639.90 feet, a delta angle of 00 degrees 41 minutes 51 seconds, and a chord azimuth of 311 degrees 44 minutes 11 seconds to Right of Way Boundary Corner B31 as shown on said Plat No. 27-100 and there terminating.

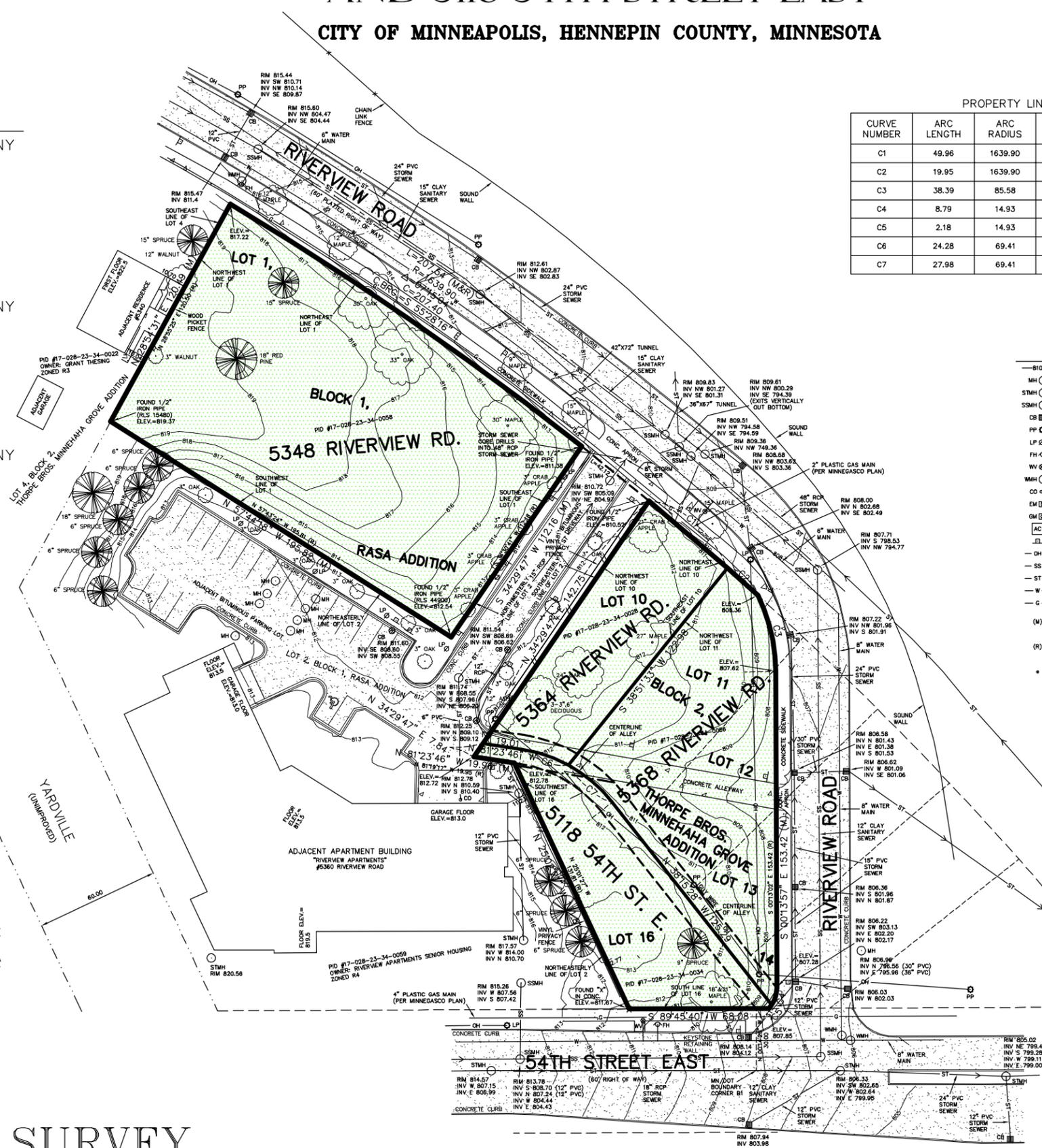
NOTE: ORDER DOCUMENT NO. A9686238 STATES: "THE OWNERS OF THE PROPERTIES ARE THEREFOR PRESUMED TO OWN TO THE CENTER OF THE ALLEY ABUTTING THEIR LOTS." SAID ORDER DECLARES: "THE ALLEY IN BLOCK 2, THORPE BROS. MINNEHAHA GROVE ADDITION TO MINNEAPOLIS IS SUBJECT TO AN EASEMENT IN FAVOR OF THE PUBLIC FOR ALLEY PURPOSES."

PID #17-028-23-34-0058
(5348 RIVERVIEW ROAD)

LOT 1, BLOCK 1, RASA ADDITION

PROPERTY LINE CURVE TABLE

CURVE NUMBER	ARC LENGTH	ARC RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	49.96	1639.90	01°44'44"	49.96	S 49°30'04" E
C2	19.95	1639.90	00°41'50"	19.95	S 48°16'47" E
C3	38.39	85.58	25°42'03"	38.07	S 13°04'58" E
C4	8.79	14.93	33°44'47"	8.67	S 16°38'27" W
C5	2.18	14.93	08°21'09"	2.17	S 37°41'25" W
C6	24.28	69.41	20°02'25"	24.15	N 71°22'33" W
C7	27.98	69.41	23°05'43"	27.79	N 49°48'29" W



- LEGEND**
- B10— EXISTING CONTOUR LINE
 - MH ○ MANHOLE
 - STMH ○ STORM SEWER MANHOLE
 - SSMH ○ SANITARY SEWER MANHOLE
 - CB □ CATCH BASIN
 - PP ○ POWER POLE
 - LP ○ LIGHT POLE
 - FH ○ FIRE HYDRANT
 - WV ○ WATER VALVE
 - WMH ○ WATER MANHOLE
 - CO ○ CLEAN OUT
 - EM □ ELECTRIC METER
 - GM □ GAS METER
 - AC □ AIR CONDITIONER
 - JL— SIGN
 - OH— OVERHEAD UTILITY LINES
 - SS— SANITARY SEWER
 - ST— STORM SEWER
 - W— WATER MAIN/SERVICE
 - G— GAS MAIN/SERVICE
 - (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - (R) DENOTES RECORD DIMENSION AS PER PLATS AND LEGAL DESCRIPTIONS
 - * DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

AREA SUMMARY

- LOT 1, BLOCK 1, RASA ADDITION (5348 RIVERVIEW ROAD) = 23,862 SQ. FT. OR 0.5478 ACRES
- LOT 10 & HALF OF ALLEY (5364 RIVERVIEW ROAD) = 5,899 SQ. FT. OR 0.1354 ACRES
- PART OF LOTS 11-14 & HALF OF ALLEY (5368 RIVERVIEW ROAD) = 11,262 SQ. FT. OR 0.2585 ACRES
- LOT 16 & HALF OF ALLEY (5118 54TH STREET EAST) = 6,357 SQ. FT. OR 0.1459 ACRES

NOTE: LOTS 10-16 ARE ZONED R3 AND LOT 1, BLOCK 1, RASA ADDITION IS ZONED R4. ALL ARE SUBJECT TO THE AIRPORT OVERLAY DISTRICT AND THE MISSISSIPPI RIVER CRITICAL AREA OVERLAY DISTRICTS

AREA FOR PROPOSED REDEVELOPMENT

NOTE: UTILITIES SHOWN HEREON AS PER ABOVE GROUND OBSERVED FEATURES AND EVIDENCE, AND AVAILABLE UTILITY PLANS. UTILITIES SUCH AS UNDERGROUND ELECTRIC, TELEPHONE AND GAS WILL NEED TO BE LOCATED PRIOR TO EXCAVATION. CALL 811 FOR OTHER STATE ONE-CALL LOCATE PRIOR TO EXCAVATION

CONTRACT NUMBER C-38479
NOTICE OF RELEASE 15

PREPARED FOR:
COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT
CROWN ROLLER MILL
105 5TH AVENUE SOUTH, SUITE 600
MINNEAPOLIS, MINNESOTA 55401-2534
CONTACT PERSON: ABDULKADIR JAMA
ENGINEER
PHONE 612-673-5033

CERTIFICATION
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 PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Mark D. Kemper
MARK D. KEMPER, PLS 18407

DATED THIS 1ST DAY OF SEPTEMBER, 2015



CERTIFICATE OF SURVEY

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