

LINE	LENGTH	BEARING
L1	7.64	S58°47'14"E [N59°42'03"W]
L2	5.34	S30°48'21"W [N29°53'32"E]
L3	2.98	S59°11'39"E [N60°06'28"W]
L4	3.65	S30°48'21"W [N29°53'32"E]
L5	13.30	S59°11'39"E [N60°06'28"W]

DESCRIPTION OF PROPERTY SURVEYED

PART OF:
Tracts A, B, C and D, REGISTERED LAND SURVEY NO. 1650 (REVISED), Hennepin County, Minnesota.

PLAT RECORDING INFORMATION

REGISTERED LAND SURVEY NO. 1650 (REVISED) was filed of record in the Hennepin County Registrar of Titles office on October 2, 1997 as Document No. 2848095.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown herein. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- 1.) Survey coordinate basis: Hennepin County coordinate system
- 2.) There are multiple tracts in RLS No. 1650 (Revised) that have vertical elements to them, no attempt has been made to survey and show these tracts.

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 utilities 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 numbers 143220293 & 210130598.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

LEGEND

- Denotes found monument marked with RLS 22033, unless otherwise noted
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900
- BE Denotes building entrance (outside building)
- BTL Denotes beaver tail curb
- BWB Denotes brick wall base
- CB Denotes catch basin
- CBOX Denotes control box
- CLF Denotes chain link fence
- CMH Denotes communication manhole
- COL Denotes building column
- CONC Denotes concrete surface
- CST Denotes concrete steps
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- DG Denotes drain grate
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- EO Denotes electric outlet
- FF Denotes finished floor
- FH Denotes fire hookup
- FW Denotes face of walk
- G Denotes gutter
- GDCR Denotes garage door card reader
- GM Denotes gas meter
- GP Denotes guard post
- GAS V Denotes gas valve
- HCR Denotes handicap ramp
- HINSL Denotes signal light hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MG Denotes metal grate
- MH Denotes manhole
- OHE Denotes overhead electric line
- (P) Denotes per plan/not field verified
- PKS Denotes parking sign
- PM Denotes parking meter
- PP Denotes power pole
- PPU Denotes power with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated dome
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TD Denotes trench drain
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- CRAB Denotes Crabapple tree
- LOC Denotes Locust tree
- SPCG Denotes Colorado Green Spruce tree
- TR Denotes deciduous tree

UTILITY OWNERS

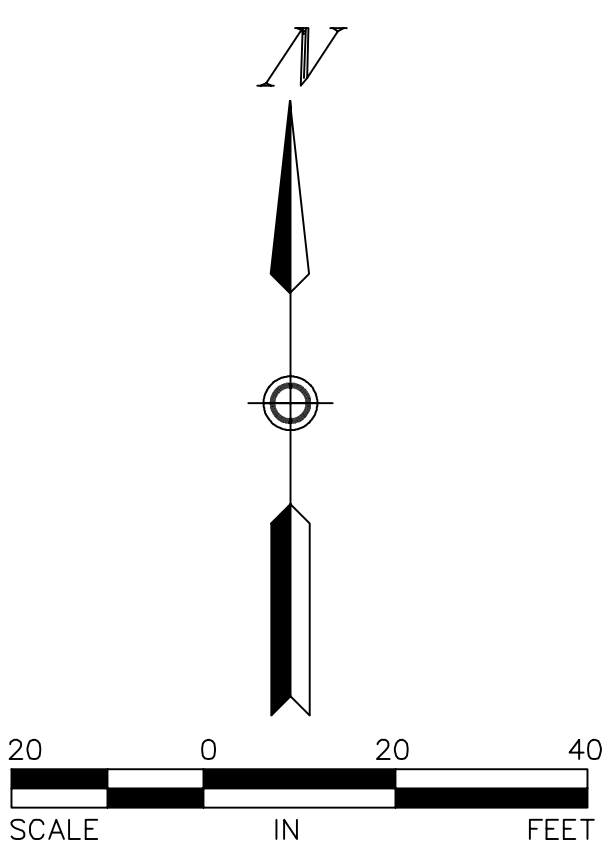
- ARVIG (218)346-8248
- AT&T TRANSMISSION (571)218-9458
- CITY OF MINNEAPOLIS WATER (612)924-3954
- CITY OF MINNEAPOLIS TRAFFIC (320)963-2400
- CITY OF MINNEAPOLIS SEWER (612)673-5600
- ROGERS COMMUNICATIONS (877)459-2690
- COMCAST
- CENTURYLINK - CTQL (877)366-8344
- EXTENET SYSTEMS INC (866)892-5327
- COLOQU INC (612)924-3954
- MP NEXLEVEL LLC (320)963-2400
- HENNEPIN COUNTY IT (612)596-0339
- MCI (800)624-9675
- MASTEC NORTH AMERICA, INC. (612)258-4222
- ENERGY CENTER MPLS (612)349-6087
- CENTER POINT ENERGY (800)722-9326
- MINNEAPOLIS PARK AND REC (612)499-9090
- DASH STERLING, LLC (320)963-2400
- BCE NEXXIA (844)255-5550
- US INTERNET CORP (952)253-3279
- SPRINT/LONG DISTANCE (800)521-0579
- LEVEL 3 IS NOW CENTURYLINK (877)366-8344
- XCEL ENERGY (800)895-4999
- ZAYO BANDWIDTH (888)364-6033

ELEVATIONS

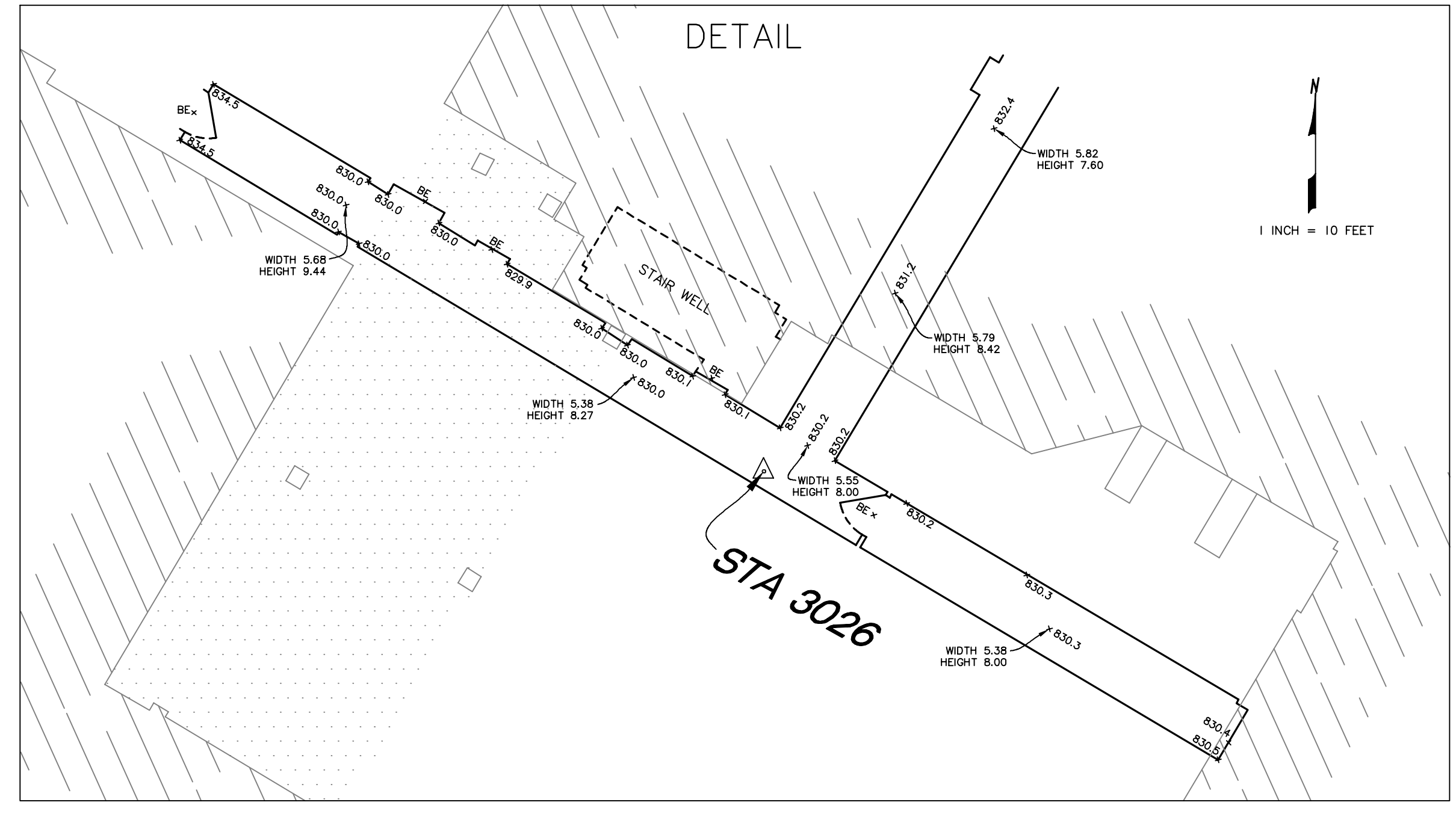
- Ⓐ Denotes location
- A = 840.78 feet - Top of metal threshold
- B = 840.37 feet - Top of metal threshold
- C = 841.69 feet - Top of concrete, commons side of door
- D = 841.64 feet - Top of window sill, 2nd basement window from east corner of building
- E = 835.38 feet - Top of carpet, center of basement room
- F = 846.62 feet - Top of carpet, 1st floor, #118 & #120

SURVEY CONTROL STATIONS

STA	NORTHING	EASTING	ELEVATION	Notes
3000	165286.043	532011.873	837.72	[not shown, south of southerly limits of survey]
3010	165465.599	532194.605	838.44	
3011	165737.685	532071.521	840.14	
3014	165543.021	532068.178	840.13	
3015	165622.672	532030.227	840.85	
3026	165585.848	532074.328	830.14	[located in tunnel]



- BENCHMARKS**
(NAVD 88)
- 10.) Top of top nut of fire hydrant at the northwest quadrant of 7th Street S. & 10th Ave. S.
Elevation = 841.85 feet
 - 11.) Top of top nut of fire hydrant north side of 8th Street S. 40+ feet southeasterly of the most southerly corner of Tract B.
Elevation = 840.58 feet



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 Land Surveyor under the laws of the State of Minnesota.

Dated this 27th day of January, 2021

SUNDE LAND SURVEYING, L.L.C.
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S., Minn. Lic. No. 44890

Revision	By	Date
Drawing Title: PARTIAL BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: ALLIANCE HOUSING 700 10TH AVENUE SOUTH, MINNEAPOLIS, MN		
SUNDE LAND SURVEYING		
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3635 952-881-2450 (Fax: 952-888-9526)		
Project: 2014-133-0	By: Pjg/888/77	Date: 01/27/2021
Township: 29	Range: 24	Section: 26
File: 20141330201.dwg		Sheet: 1 of 1