

PROJECT
2920 Lyndale Ave South
 Minneapolis, Hennepin County, Minnesota 55408

CLIENT
CITY OF MINNEAPOLIS
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
 105 5th Avenue South, 200 - Minneapolis, MN 55401-2534

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.

Rory L. Synstlelien
 RORY L. SYNSTLELIEN
 DATE 9-13-19 LICENSE NO. 44565



REVISION SUMMARY

DATE	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY

V1.0

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DESCRIPTION OF PROPERTY SURVEYED

Lot 6, except the South 9 feet of the West 18.2 feet thereof, Auditor's Subdivision Number 187, Hennepin County, Minnesota. Being Registered land as is evidenced by Certificate of Title No. 1092465.

ALTA/NSPS Land Title Survey Notes
 (numbered per Table A)

- Bearings are based on the Hennepin County Coordinate System (1986 Adjustment).
- Site Address: 2920 Lyndale Ave S, Minneapolis, MN 55408.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0358F, effective date of November 4, 2016.
- The Gross land area is 5,292 +/- square feet or 0.122 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top of nut of fire hydrant located at the southwest quadrant of Garfield Ave and W Lake Street. Elevation=879.11.
- We have not received an official zoning report/letter at the time of this survey. According to the City of Minneapolis online zoning map, the subject property's primary zone is: C3A - Community Activity Center District.

Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- The number of parking stalls on this site are as follows: 1 Regular + 2 Handicap = 3 Total Parking Stalls.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Hennepin County GIS.

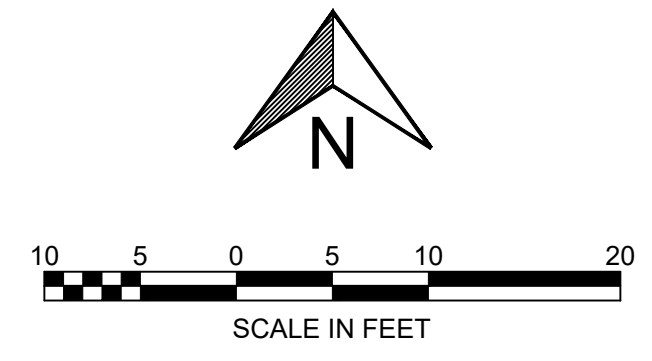
SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Old Republic Title Insurance Company, File No. 64926, dated May 14, 2019. We note the following with regards to Schedule B of the herein referenced Title Commitment:
 - Item no.'s 1-6 are not survey related.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Adjacent property to south (2922 Lyndale Ave S) appears to be using portions of subject property for a patio area.
 - Portions of subject property appear to be utilized for ingress/egress between Lyndale Avenue South and the adjacent public alley.

ALTA CERTIFICATION

To: City of Minneapolis; and Old Republic Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6, 8, 9, 11, and 13 of Table A thereof. The field work was completed on September 5, 2019.
 Dated this 13th day of September, 2019.

Rory L. Synstlelien
 Rory L. Synstlelien
 rory@civilsitegroup.com
 Minnesota License No. 44565



Linetype & Symbol Legend

FO	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
GAS	GASMAIN	⊙	UTILITY MANHOLE	⊗	BOLLARD
1	WATERMAIN	⊙	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
>	SANITARY SEWER	⊙	STORM MANHOLE	⊙	FLAG POLE
>>	STORM SEWER	⊙	CATCH BASIN	⊙	FLARED END SECTION
OHU	OVERHEAD UTILITIES	⊙	ROOF DRAIN	⊙	GAS VALVE
TEL	TELEPHONE LINE	⊙	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELE	ELECTRIC LINE	⊙	TELEPHONE MANHOLE	⊙	HYDRANT
CLV	CABLE LINE	⊙	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
x	CHAINLINK FENCELINE	⊙	TRAFFIC SIGNAL	⊙	WATER VALVE
□	WOODEN FENCELINE	⊙	CABLE TV BOX	⊙	POWER POLE
○	GUARDRAIL	⊙	ELECTRICAL METER	⊙	GUY WIRE
□	CONCRETE SURFACE	⊙	GAS METER	⊙	CONFEROUS TREE
▨	PAVER SURFACE	⊙	FOUND IRON MONUMENT	⊙	DECIDUOUS TREE
▨	BITUMINOUS SURFACE	⊙	SET IRON MONUMENT	⊙	
▨	GRAVEL/LANDSCAPE SURFACE	⊙	CAST IRON MONUMENT	⊙	