

LOT DIVISION SURVEY FOR:
PROJECT IN PRIDE FOR LIVING
1035 E. Franklin Avenue
Minneapolis, MN 55404

Existing Legal Description

Parcel 1:
Lots 17 to 21 inclusive and Lots 24 to 30 inclusive, Block 48, "Rearrangement of St. Louis Park",
Hennepin County, Minnesota.
and
Lots 5 and 6, Block 48, "St. Louis Park Centre", according to the recorded plat thereof, Hennepin
County, Minnesota.

Parcel 2:
Lot 7, Block 48, "St. Louis Park Centre", according to the recorded plat thereof, Hennepin County,
Minnesota.
and
Lot 8, Block 48, "St. Louis Park Centre", according to the recorded plat thereof, Hennepin County,
Minnesota.
and
Lots 9 and 10, Block 48, "St. Louis Park Centre", according to the recorded plat thereof, Hennepin
County, Minnesota.

Note: Vacated Alley and parts of modified Lots 24 and 25 not part of description, see note below.

Proposed Legal Descriptions

PARCEL A:
Lots 17 to 21 inclusive, Block 48, "Rearrangement of St. Louis Park", Hennepin County,
Minnesota and Lots 5 to 10 inclusive, Block 48, "St. Louis Park Centre", according to the recorded
plat thereof, Hennepin County, Minnesota.

PARCEL B:
Lots 24 to 30 inclusive, Block 48, "Rearrangement of St. Louis Park", Hennepin County,
Minnesota together with all of that part of vacated alley in said Block 48 lying East of the
Southerly extension of the west line of Lot 21 said Block 48. Subject to alley as described in
document number 2692744 and document number 2688072.

Miscellaneous Notes

- (MN 1) Legal description and easements per title commitment from Guaranty Commercial Title, Inc., File
No. 64866 dated April 25, 2019.
- (MN 2) Property Address for Parcel 1: 3700 Alabama Ave. S., St. Louis Park, MN
PID No.: 16-117-21-33-0012
Property Address for Parcel 2: 6027 37th Street W., St. Louis Park, MN
PID No.: 16-117-21-33-0090
- (MN 3) Total Area of Parcels = 76528 sq. ft.
- (MN 4) County tax records, maps and documents indicate that property includes a portion of vacated
Alley and documentation establishing Alley on parts of Lots 24 and 25 which title commitments
description, does not address.
- (MN 5) Benchmark: Top nut of hydrant located SE quadrant of Alabama Ave. S. and 37th Street
Elevation = 213.25 feet, City Datum
- (MN 6) Above ground utility locations have been field located as shown. All underground utility
services which serve the property have attempted to be field located through the services of
Gopher State One Call per ticket number 192552083 and 192552218. However some of the
utility companies failed to field locate underground utility locations. In those cases, utilities as
shown are from available survey maps.
Further information contact Gopher State One Call (651-454-0002 or 811)

Legend

- | | | | |
|---------|----------------------------|---|-----------------------------|
| — GAS — | Gas Main | ● | Denotes Found Iron Monument |
| — UT — | Underground Communications | ○ | Denotes Iron Monument Set |
| — UE — | Underground Electric | ⊗ | Bollard |
| — < — | Sanitary Sewer | ✱ | Light |
| — << — | Storm Sewer | ⋈ | Power Pole |
| — I — | Watermain | ⊙ | Sanitary Manhole |
| — W — | Overhead Wires | ⊕ | Storm Manhole |
| — | Denotes Existing Contours | ⊗ | Water Manhole |
| | | ⊙ | Catch Basin |
| | | ⊙ | Denotes Existing Elevation |



Certification

The only easements shown are from plats of record or information provided by client.

I 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.
Field work was completed Sept. 26, 2019.
Lot Division prepared this 15th day of January 2020.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428

Signed: Gregory R. Prasch Registration No. 24992

PRELIMINARY PLAT
UNITY VILLAGE APARTMENTS

PROJECT IN PRIDE FOR LIVING
1035 E. Franklin Avenue
Minneapolis, MN 55404

Existing Legal Description

Parcel 1:
Lots 17 to 21 inclusive and Lots 24 to 30 inclusive, Block 48, "Rearrangement of St. Louis Park", Hennepin County, Minnesota,
and
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and
Lots 9 and 10, Block 48, "St. Louis Park Centre", according to the recorded plat thereof, Hennepin County, Minnesota.

Note: Vacated Alley and parts of modified Lots 24 and 25 not part of description, see note below.

Zoning & Development Information

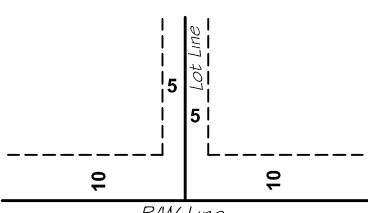
Property Currently Zoned: R-3 Two Family Residence
Proposed Zoning: PUD - Planned Unit Development

Refer to Site Plan by others for proposed improvement locations.

Proposed Number of Lots = 2
Area of proposed:
Lot 1, Block 1 = 51,713 sq.ft.
Lot 2, Block 1 = 25,330 sq.ft.
Right-of-Way = no dedicated R/W planned.

Proposed Drainage & Utility Easements are shown thus:

REFER TO FINAL PLAT FOR PROPOSED LOCATIONS



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES
AND 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES.

Notes and Personnel

MN 1 Legal description and easements per title commitment from Guaranty Commercial Title, Inc., File No. 64866 dated April 25, 2019.

MN 2 Property Address for Parcel 1: 3700 Alabama Ave. S., St. Louis Park, MN
PID No.: 16-117-21-33-0012
Property Address for Parcel 2: 6027 37th Street W., St. Louis Park, MN
PID No.: 16-117-21-33-0090

MN 3 Total Area of Parcels = 77043 sq. ft.

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MN 5 Benchmark: Top nut of hydrant located SE quadrant of Alabama Ave. S. and 37th Street
Elevation = 213.25 feet, City Datum

MN 6 Above ground utility locations have been field located as shown. All underground utility services which serve the property have been field located through the services of Gopher State One Call per ticket number 192552083 and 192552218. However some of the utility companies failed to field locate underground utility locations. In those cases, utilities as shown are from available survey maps. Further information contact Gopher State One Call (651-454-0002 or 811)

MN 7 Property Owner:
The Union Congregation Church
3700 Alabama Ave.
St. Louis Park, MN 55416

DEVELOPER:
Project For Pride in Living
1035 E. Franklin Avenue
Minneapolis, MN 55404
Attn: Abbie Loosen
phone: 612-455-5220
e-mail: Abbie.Loosen@ppl-inc.org

SURVEYOR:
Demarc, Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Prasch
phone: 763-560-3093
e-mail: gregprasch@demarcinc.com

Legend

— GAS —	Gas Main	●	Denotes Found Iron Monument
— UT —	Underground Communications	○	Denotes Iron Monument Set
— UE —	Underground Electric	⊗	Bollard
— SS —	Sanitary Sewer	⊛	Light
— S —	Storm Sewer	⊙	Power Pole
— W —	Watermain	⊕	Sanitary Manhole
— W —	Overhead Wires	⊖	Storm Manhole
— W —	Denotes Existing Contours	⊗	Water Manhole
— W —	Denotes Existing Elevation	⊙	Catch Basin

Certification

The only easements shown are from plats of record or information provided by client.

I 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.
Field work was completed Sept. 26, 2019.
Preliminary plat prepared this 21st day of January 2020.
Revised 4/2/2020 lot line

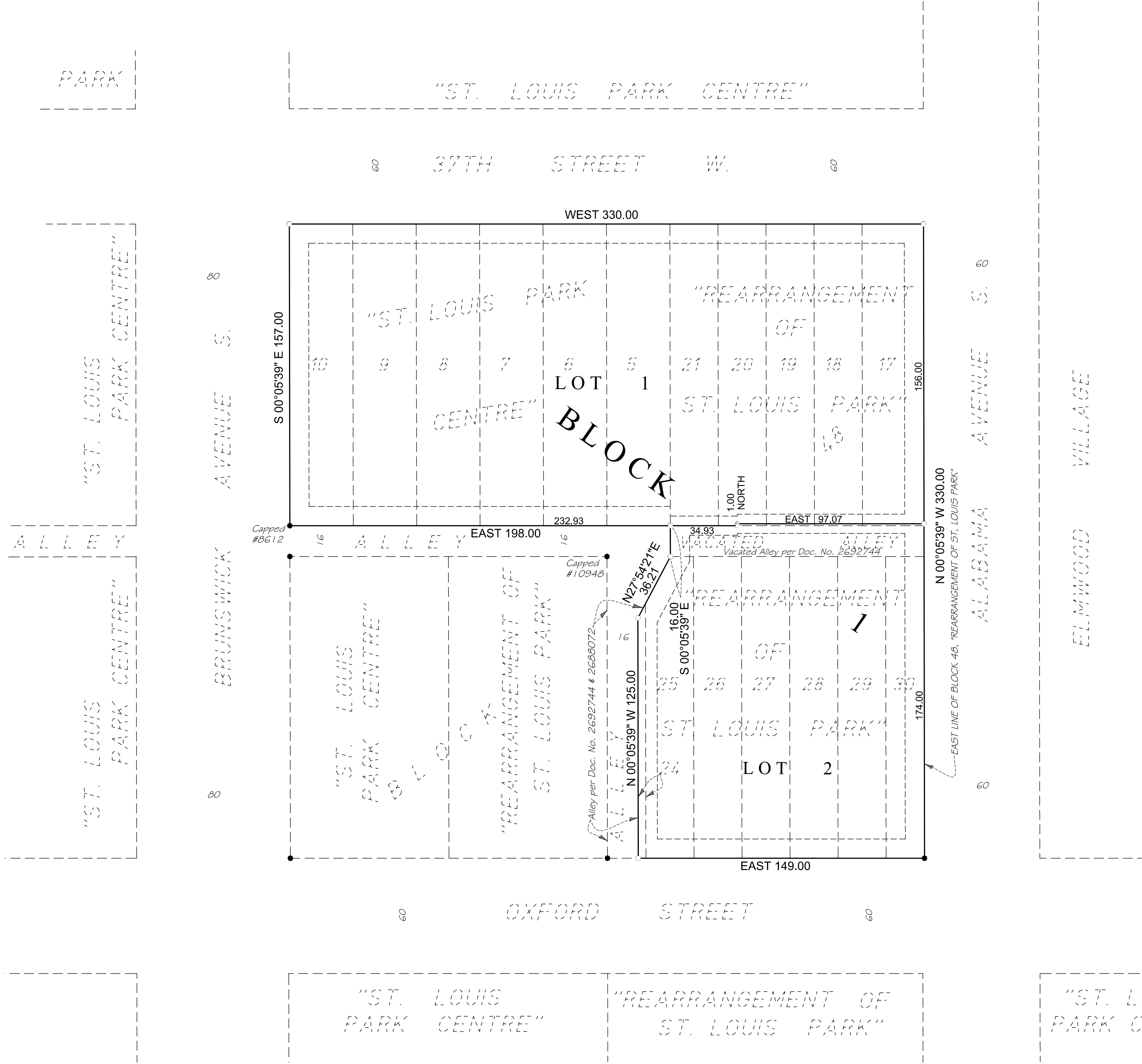
DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428

Signed:
Gregory R. Prasch Registration No. 24992

F.B. No. 1109-58 Inv. 88699A
File No.: survey\rearrangement of st louis park - hennepin\Block 48\01 Surveying - 88699\01 CAD\01 Source\01 Survey Base.dwg

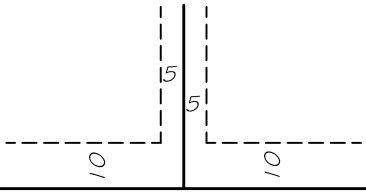
PRELIMINARY PLAT - UNITY VILLAGE APARTMENTS

UNITY VILLAGE APARTMENTS



FOR THE PURPOSES OF THIS PLAT THE EAST LINE OF BLOCK 48, "REARRANGEMENT OF ST. LOUIS PARK" IS ASSUMED TO BEAR NORTH 00°05'39" WEST.

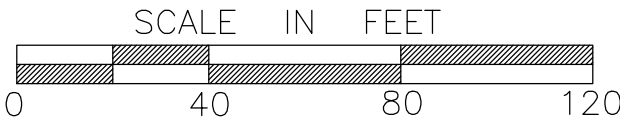
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND 5 FEET IN WIDTH AND ADJOINING INTERIOR LOT LINES.

- DENOTES 1/2 INCH BY 1 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 24992, UNLESS OTHERWISE NOTED.
- DENOTES FOUND OPEN END 1/2 INCH IRON PIPE MONUMENT, UNLESS OTHERWISE NOTED.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Demarcinc.com



R. T. DOC. No. _____

C. R. DOC. No. _____

KNOW ALL PERSONS BY THESE PRESENTS: That The Union Congregational Church, a religious organization, owner of the following described property:

Parcel 1:
Lots 17 to 21 inclusive and Lots 24 to 30 inclusive, Block 48, "Rearrangement of St. Louis Park". Subject to alleys per document number 2692744. (Abstract)
and
Lots 5 and 6, Block 48, "St. Louis Park Centre". (Torrens)

Parcel 2:
Lot 7, Block 48, "St. Louis Park Centre". (Abstract)
and
Lot 8, Block 48, "St. Louis Park Centre". (Torrens)
and
Lots 9 and 10, Block 48, "St. Louis Park Centre". (Torrens)

Have caused the same to be surveyed and platted as UNITY VILLAGE APARTMENTS and do hereby dedicate to the public for public use the easements for drainage and utility purposes created by this plat.

In witness whereof said The Union Congregational Church, have hereunto set their hands this this _____ day of _____, 20 ____.

By _____

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20 ____, by _____ its _____ of The Union Congregational Church.

(signature) (printed name)
Notary Public, _____ County, Minnesota My Commission Expires _____

I Gregory R. Prasch 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 ____.

Gregory R. Prasch, Land Surveyor
Minnesota License No. 24992

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this _____ day of _____, 20 ____ by Gregory R. Prasch.

Signature of Notary _____ (Notary's Printed Name) _____
Notary Public, _____ County, Minnesota My commission expires _____

ST. LOUIS PARK, MINNESOTA
This plat of UNITY VILLAGE APARTMENTS was approved and accepted by the City Council of the City of St. Louis Park, Minnesota, at a regular 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, Subdivision 2.

ST. LOUIS PARK, MINNESOTA

By _____, Mayor By _____, City Clerk

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this _____ day of _____, 20 ____.

Mark V. Chapin, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969) this plat has been approved this _____ day of _____, 20 ____.

_____, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of UNITY VILLAGE APARTMENTS 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 the within plat of UNITY VILLAGE APARTMENTS was recorded in this office this _____ day of _____, 20 ____, at _____ o'clock ____ M.

Martin McCormick, Hennepin County Recorder By _____ Deputy