

LEGAL DESCRIPTION

All of the following described Tract: The South 81.61 feet of Lots 1 to 10 inclusive, Block 10; Lot 3, Block 9, That part of Lot 2, Block 9, lying South of the Westerly extension of the North line of the South 81.61 feet of said Lots 1 to 10 inclusive, Block 10; That part of the vacated alley adjoining said Block 10 on the South lying between the extensions across it of the West line of Lot 1 and the East line of Lot 10 of said Block, and including that part of vacated alley adjoining said Block 9 on the South lying between the extensions across it of the Southwesterly and East lines of Lot 3 of said Block; and including that part of vacated Xenwood Avenue lying between the Westerly extensions across it of the North line of the South 81.61 feet of said Lots 1 to 10 inclusive, Block 10 and the South line of vacated alley adjoining said Block 10 on the South, Except that part thereof designated and delineated as Parcel 5 on Minnesota Department of Transportation Right of Way Plat No. 27-11.

All in "Collins' Second Addition To St. Louis Park". Being Registered land as is evidenced by Certificate of Title No. 765441.

AND

That part of Government Lot One (1) of Section Twenty-one (21), Township One Hundred Seventeen (117), North, Range Twenty-one (21), West of the 5th Principal Meridian lying Northeastly, of the center line of Wooddale Avenue and Northerly and Westerly of State Highway No. 100, Hennepin County, Minnesota.

GENERAL NOTES

SURVEYOR: Loucks 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55330 763-424-5505

OWNER/DEVELOPER: Real Estate Equities 579 Selby Avenue St. Paul, MN 55102 651-389-3800

- 1. Prepared January 17, 2022.
2. The address, as disclosed in documents provided to the surveyor, obtained by the surveyor, or observed while conducting the fieldwork is 3801 Wooddale Avenue, St. Louis Park, Minnesota 55416.
3. The bearings for this survey are based on the Hennepin County Coordinate System NAD 83 (1986 Adjust).
4. Benchmark: MnDOT Monument "2734 H" Located in St. Louis Park, 4.95 miles north along Trunk Highway 100 from the junction of Trunk Highway 100 and Interstate Highway 494 in Edina, at Trunk Highway 100 milepost 4.95, 32.6 feet southeast of light pole number h3j 5, 30.2 feet east of the northbound Trunk Highway 100 fog line, 22.1 feet west of the ramp from northbound Trunk Highway 100 to Excelsior Boulevard (County Road 3), 1.5 feet south of a witness post. Elevation = 905.15 feet (NGVD29)
Site Benchmark: Top nut hydrant located at the southwest quadrant of Wooddale Avenue and Goodrich Avenue. Elevation = 921.65 feet (NGVD29).
5. This property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 27053C0362F, Community Panel No. 2701840362F, effective date of 11/04/16.
6. The field work was completed on 06/17/21.

ZONING INFORMATION

Current Zoning: Zone Two-Family Residence (R-3)

Any current zoning classification, setback requirements, height and floor space area restrictions, and parking requirements, shown hereon, are per a report or letter by the City of St. Louis Park, Minnesota dated 08/27/21, for the subject property are as follows: Setback requirements were not provided by the zoning letter.

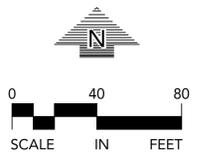
Proposed Zoning: P.U.D.

SITE DATA

Table with 2 columns: Areas and values. Right of Way Dedication Area = 51,265 +/- square feet or 1.18 +/- acres. Net Property Area = 142,799 +/- square feet or 3.27 +/- acres. Total Property Area = 194,064 +/- square feet or 4.45 +/- acres.

LEGEND

Legend table listing symbols for various features: FOUND OPEN IRON MONUMENT, SET 1/2 INCH X 14 INCH IRON MONUMENT, FOUND CAST IRON MONUMENT, FOUND REBAR, INFORMATION AS SHOWN ON PLANS, SANITARY MANHOLE, STORM MANHOLE, TOP OF CURB, ELEV @ THRESHOLD, STRUCTURE RIM & INVERT, STORM SEWER, SANITARY SEWER, UNDERGROUND CABLE TV, UNDERGROUND ELECTRIC, UNDERGROUND FIBER OPTIC, UNDERGROUND GAS, OVERHEAD UTILITY, CHAIN LINK FENCE, HANDRAIL, CONCRETE CURB, RETAINING WALL, CONCRETE, NO PARKING, EXISTING BUILDING, ASH, BASSWOOD, BOXELDER, COTTONWOOD, ELM, MISC FRUIT, LOCUST, MAPLE, OAK, PINE, SPRUCE, CONIFEROUS TREE, DECIDUOUS TREE, TELEPHONE MANHOLE, TRAFFIC SIGNAL, TRENCH DRAIN, UTILITY MANHOLE, MAPPED STORM SEWER, MAPPED SANITARY SEWER, MAPPED WATERMAIN, MAPPED UNDERGROUND ELECTRIC, MAPPED UNDERGROUND FIBER OPTIC, MAPPED UNDERGROUND GAS, CONTOUR, SPOT ELEVATION, CATCH BASIN, STORM MANHOLE, SANITARY MANHOLE, HYDRANT, GATE VALVE, LIGHT POLE, POWER POLE, AREA DRAIN, DISABLED PARKING STALL, ELECTRIC MANHOLE, ELECTRIC TRANSFORMER, FIRE CONNECTION, GAS METER, GUY WIRE, HAND HOLE, MAILBOX, PARKING STALL COUNT, SIGN, UTILITY VALVE, AIR CONDITIONING UNIT, TOP NUT HYDRANT.



ALDRSGATE METHODIST CHURCH

3801 WOODDALE AVENUE ST. LOUIS PARK, MN 55416

REAL ESTATE EQUITIES

579 SELBY AVENUE ST. PAUL, MN 55102

LOUCKS

PLANNING CIVIL ENGINEERING LAND SURVEYING LANDSCAPE ARCHITECTURE ENVIRONMENTAL

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CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's professional services for use solely with respect to this project. These CADD files shall not be used on other projects for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

Table with 2 columns: Date and Description. 01/17/22 SURVEY ISSUED. 02/25/22 REVISED R/W.

PROFESSIONAL SIGNATURE

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.

Signature: Steven F. Hough License No. 54850 Date: 01/17/22

QUALITY CONTROL

Loucks Project No. 21363 Project Lead SFH Drawn By NJL Checked By SFH Field Crew MJA

VICINITY MAP



PRELIMINARY PLAT

1 OF 1