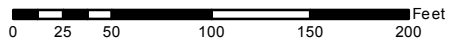


TIF #5 - AREA COVERAGE TEST MAP

Date Created: 05/06/2016

Created by: Victoria Community Development Department



Property Information Summary						
PARCEL #	Property Address	PID #	Total Property Area [sf]	Area(s) of Improvements [sf]	Areas of Improvements for Purposes of Coverage Findings	% of Property Coverage
1	7951 Rose Street	650750190	8,712.00	8,712.00	8,712.00	100.00%
2	7975 Rose Street	650750260	5,227.20	5,149.20	5,227.20	100.00%
3	N/A	650750231	871.20	0.00	0.00	0.00%
4	7940 Victoria Drive	650750232	7,405.20	1,640.00	7,405.20	100.00%
5	That Part of 7924 Victoria Dr (See Legal)	N/A	3,142.00	3,142.00	3,142.00	100.00%
TOTALS:			25,357.60	18,643.20	24,486.40	96.56%

LEGAL DESCRIPTION OF PARCEL #5:

The South 37.00 feet of the East 85 feet of the following described parcel:

That part of Lot 2 Block 4, VICTORIA, Carver County, Minnesota, according to the recorded plat thereof, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 116 North, Range 24 West of the 5th Principle Meridian, Carver County, Minnesota, said Northeast corner is assumed to be a point on the East line of said Northeast Quarter distant 1,320.88 feet North from the East Quarter corner of said Section 14; thence North along said East line a distance of 21.00 feet; thence West deflecting left 90 degrees a distance of 33.00 feet to the East line of said Lot 2 and the point of beginning of the property to be described; thence North deflecting right 90 degrees along the East line of said Lot 2 a distance of 124.00 feet; thence West deflecting left 90 degrees a distance of 209.00 feet; thence South deflecting left 90 degrees a distance of 124.00 feet; thence East deflecting left 90 degrees a distance of 104.50 feet; thence South deflecting right 90 degrees a distance of 38.00 feet; thence East deflecting left 90 degrees a distance of 104.50 feet to the East line of said Lot 2 to the point of beginning, EXCEPT that part of said Lot 2 lying Northerly of the following described line:

Commencing at the East Quarter corner of said Section 14; thence North along the East line of said Northeast Quarter a distance of 1408.19 feet to the point of beginning of the line to be described; thence Westerly, deflecting left 91 degrees 29 minutes to the West line of said Lot 2 and there ending.

And Also:

That part of the adjacent vacated Easterly 10 feet of Rose Street right-of-way, originally Hill Street, lying between the Westerly extensions of the North and South line of the most Westerly part of the above described property.

