

In September, 2012, I purchased lot 2, block 1, Heritage Pointe Addition, for future development and construction of a new funeral home. The site of previous Rehkamp Funeral Home, later Rehkamp Horvath Funeral Directors was constructed in 1876 and converted to a funeral home in the 1940s. The 2.1 million dollar project includes an 8000 square foot facility which allows for much better handicap accessibility as we constructed a new 50 stall parking lot, level surface, electric doors and other amenities including braille signage on all doors. In addition to handicap accessibility, the new location better serves the changing funeral families that often desire a funeral gathering on site. Our location is able to serve those who have no church home but prefer a gathering in a modern facility with catering available options. We offer the newest audio/visual technology and provide livestreamed services and high definition recordings. These options have proved to be very useful during the COVID-19 pandemic and occupancy limitations.

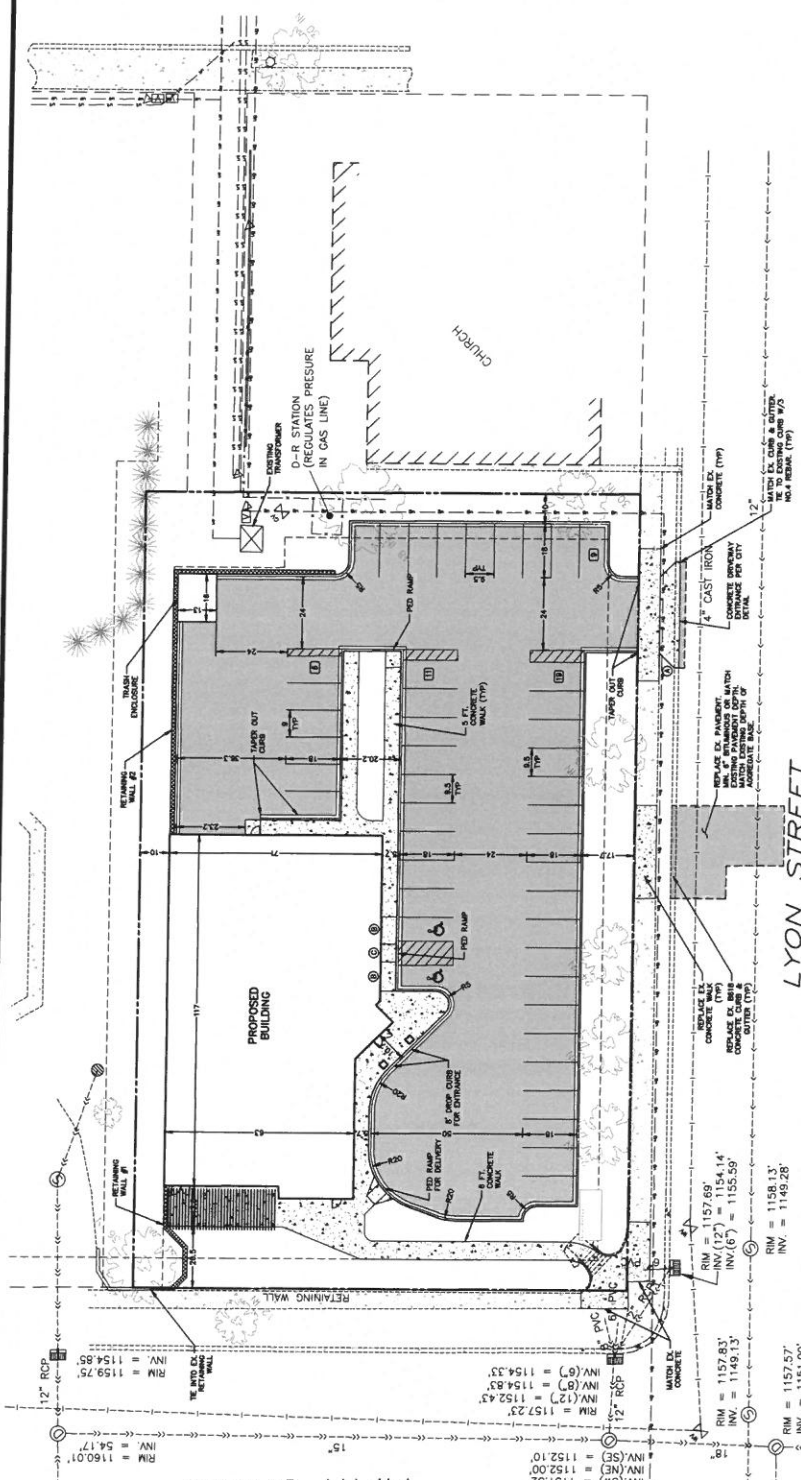
We are proud to maintain our presence in the established neighborhood in the north end of town. In my experience, the addition of new construction in established neighborhood greatly enhances the value of nearby properties. Heritage Pointe Assisted Living and the Horvath Remembrance Center adds great visual appeal to an otherwise vacant lot.

Additional information is available via telephone or email.

Quinn M. Horvath
Owner/Funeral Director
Horvath Funeral Service
507.532.4522
quinn@horvathfuneralservice.com

DATE: 11/20/14	DRAWN BY: JLD
CHECKED BY: JLD	DATE: 11/20/14
PROJECT: REHKAMP HORVATH FUNERAL HOME	
OWNER: REHKAMP HORVATH	
DESCRIPTION: SITE PLAN	
SCALE: 1" = 20'-0"	
DATE: 11/20/14	
DRAWN BY: JLD	
CHECKED BY: JLD	

C3 of 7



BENCHMARKS
 1. TOP OF HYDRANT LOCATED IN NORTH CORNER OF INTERSECTION OF LYON STREET AND FIFTH STREET. ELEVATION = 1160.60 (NAD 83)
 2. 12" RCP AT 5' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1160.60
 3. 12" RCP AT 10' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1159.25
 4. 12" RCP AT 15' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 5. 12" RCP AT 20' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 6. 12" RCP AT 25' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 7. 12" RCP AT 30' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 8. 12" RCP AT 35' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 9. 12" RCP AT 40' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 10. 12" RCP AT 45' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 11. 12" RCP AT 50' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 12. 12" RCP AT 55' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 13. 12" RCP AT 60' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 14. 12" RCP AT 65' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 15. 12" RCP AT 70' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 16. 12" RCP AT 75' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 17. 12" RCP AT 80' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 18. 12" RCP AT 85' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 19. 12" RCP AT 90' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 20. 12" RCP AT 95' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85
 21. 12" RCP AT 100' FROM WEST LINE OF PROPOSED PROPERTY. ELEVATION = 1154.85

SIZE DATA
 TOTAL AREA: 11,800 SF
 PAVEMENT SURFACE AREA: 11,800 SF
 PERVIOUS SURFACE AREA: 11,800 SF
 CONCRETE DRIVEWAYS: 11,800 SF
 4" CAST IRON CONCRETE (TYP)
 MATCH EXISTING CITY DETAILS

PERVIOUS SURFACE AREA
 1. PERVIOUS SURFACE AREA: 11,800 SF
 2. PERVIOUS SURFACE AREA: 11,800 SF
 3. PERVIOUS SURFACE AREA: 11,800 SF
 4. PERVIOUS SURFACE AREA: 11,800 SF
 5. PERVIOUS SURFACE AREA: 11,800 SF
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 17. PERVIOUS SURFACE AREA: 11,800 SF
 18. PERVIOUS SURFACE AREA: 11,800 SF
 19. PERVIOUS SURFACE AREA: 11,800 SF
 20. PERVIOUS SURFACE AREA: 11,800 SF
 21. PERVIOUS SURFACE AREA: 11,800 SF

STAIR SCHEDULE (PER MUTCO)
 1. STAIR SCHEDULE: 10" x 12" x 4"
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 3. STAIR SCHEDULE: 10" x 12" x 4"
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 21. STAIR SCHEDULE: 10" x 12" x 4"

SEWERING AND STORMWATER NOTES
 1. ALL SEWERING AND STORMWATER SHALL BE INSTALLED IN ACCORDANCE WITH MINNESOTA DEPARTMENT OF HEALTH AND FAMILIES REGULATIONS, CHAPTER 8610.01, AND ALL OTHERS-10' O.C.
 2. ALL SEWERING SHALL BE INSTALLED IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF HEALTH AND FAMILIES REGULATIONS, CHAPTER 8610.01, AND ALL OTHERS-10' O.C.
 3. ALL STORMWATER SHALL BE INSTALLED IN ACCORDANCE WITH THE MINNESOTA DEPARTMENT OF HEALTH AND FAMILIES REGULATIONS, CHAPTER 8610.01, AND ALL OTHERS-10' O.C.
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STAIR PLAN NOTES
 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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LEGEND
 EXISTING
 PROPOSED
 PROPERTY LINE
 EASEMENT LINE
 CONCRETE PAVEMENT
 BITUMINOUS PAVEMENT
 CONCRETE WALK
 SANITARY SEWER
 STORMWATER
 UNDERGROUND GAS
 UNDERGROUND ELECTRIC
 UNDERGROUND TELEPHONE
 MANHOLE
 GATE VALVE
 LIGHT POLE
 TELEPHONE POLE
 GAS VALVE
 WALK
 DRIVEWAY
 DRIVEWAY

PARKING SUMMARY
 TOTAL PARKING STALLS: 24
 TOTAL STALLS: 24

CALL BEFORE YOU DIG
811
 Know what's below.
 Call before you dig.

27-336002-0
 CALCULATING THE CURRENT LAND EMV AS BASE - ONLY HAVING ABATEMENT ON IMPROVEMENT EMV
 (CITY PORTION ONLY)

year	1	2	3	4	5	6	7	8	9	10
year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
BASED OFF 2021 RATES (NO INFLATOR)										
ENTER % OF ABATEMENT HERE	80%	60%	40%	20%	0%	0%	0%	0%	0%	0%
Base EMV Captured Taxes	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00	\$ 1,184.00
Improvement EMV Abated Taxes	\$ 7,314.40	\$ 5,485.80	\$ 3,657.20	\$ 1,828.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Improvement EMV Captured Taxes	\$ 1,828.60	\$ 3,657.20	\$ 5,485.80	\$ 7,314.40	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00	\$ 9,143.00
Amount of Abatement	\$ 7,314.40	\$ 5,485.80	\$ 3,657.20	\$ 1,828.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amount of Taxes the City receives	\$ 3,012.60	\$ 4,841.20	\$ 6,669.80	\$ 8,498.40	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00
Total Tax Bill (city)	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00	\$ 10,327.00

Total Abatement \$ 18,286

	EMV	City Taxes	County Taxes	TOTAL TAXES
Base EMV	\$ 104,500.00	\$ 1,184.00	\$ 753.00	\$ 3,460.00
Improvement EMV	\$ 808,000.00	\$ 9,143.00	\$ 5,812.00	\$ 26,169.00
Total EMV	\$ 912,500.00	\$ 10,327.00	\$ 6,565.00	\$ 29,629.00