

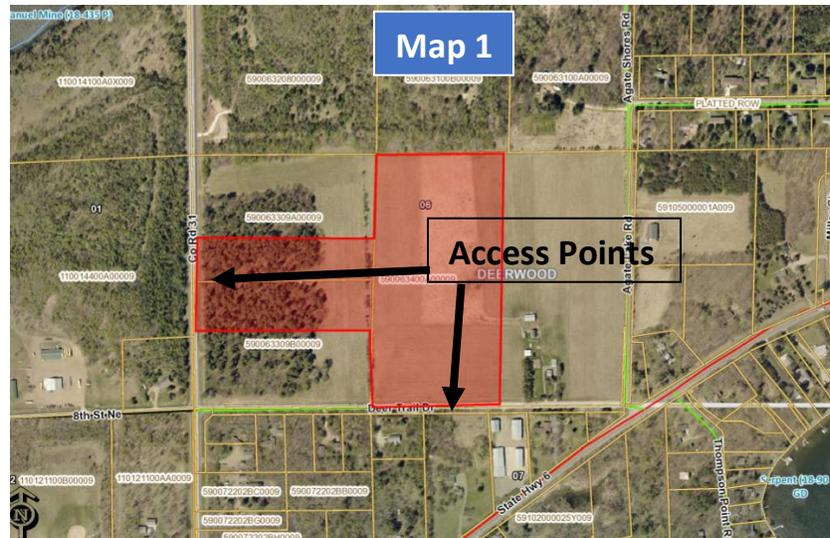
PROPERTY FOR NEW ST. JOSEPH'S CHURCH

The Parishes of St. Joseph (Deerwood and Crosby) have received permission to seek property for purchase to build a new Church. We are in the process of purchasing 2 properties from two owners totaling about \$200,000 for a total of 32 acres (\$6,250/acre). The Red box represents the properties we are purchasing. The location is off of Co Rd. 31 a short distance from where 31 intersects State HWY 210.

Corner of:
Co Rd. 31 & Deer Trail Dr.
Deerwood, MN 56444

Entire purchase (Map 1):

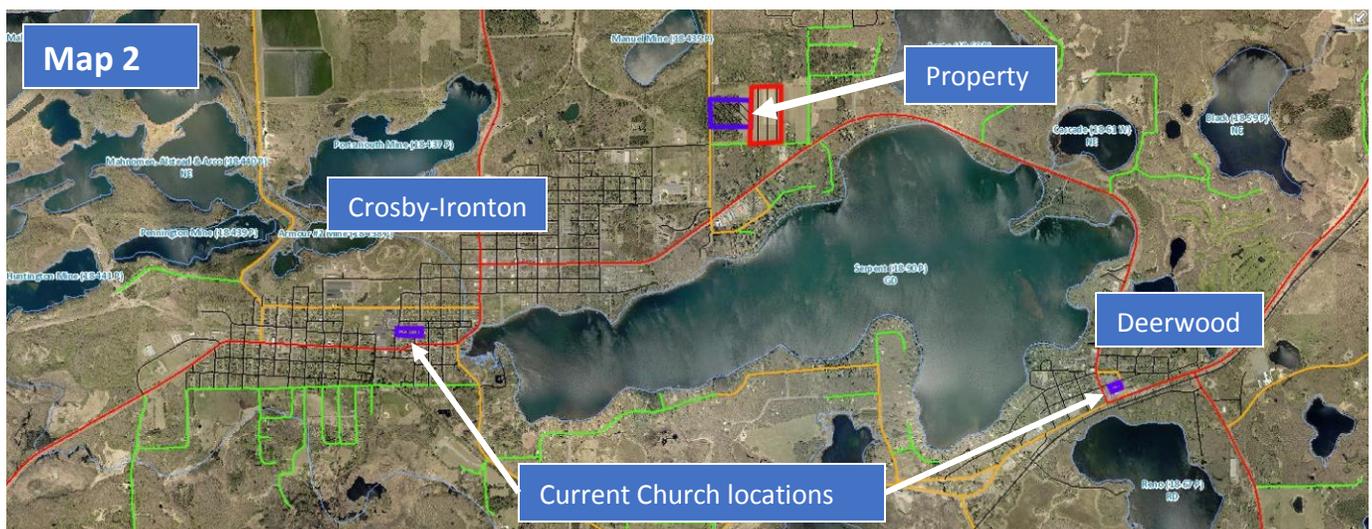
Our current thought is to have an entrance/exit through a portion of the parcel coming from Co. Rd. 31 as well as an entrance/exit onto Deer Trail Dr. This would give better traffic flow. We also have some interest in perhaps doing some trails through the forested portion of the lot with stations of the cross or a rosary walk.



Currently Deer Trail Dr. is not paved. In our conversations with the county they said we could have a portion of the road paved (Deer Trail Dr.) if we footed a portion of the cost. They mentioned 50% as the amount. Eventually that would probably be a desirable thing to do.

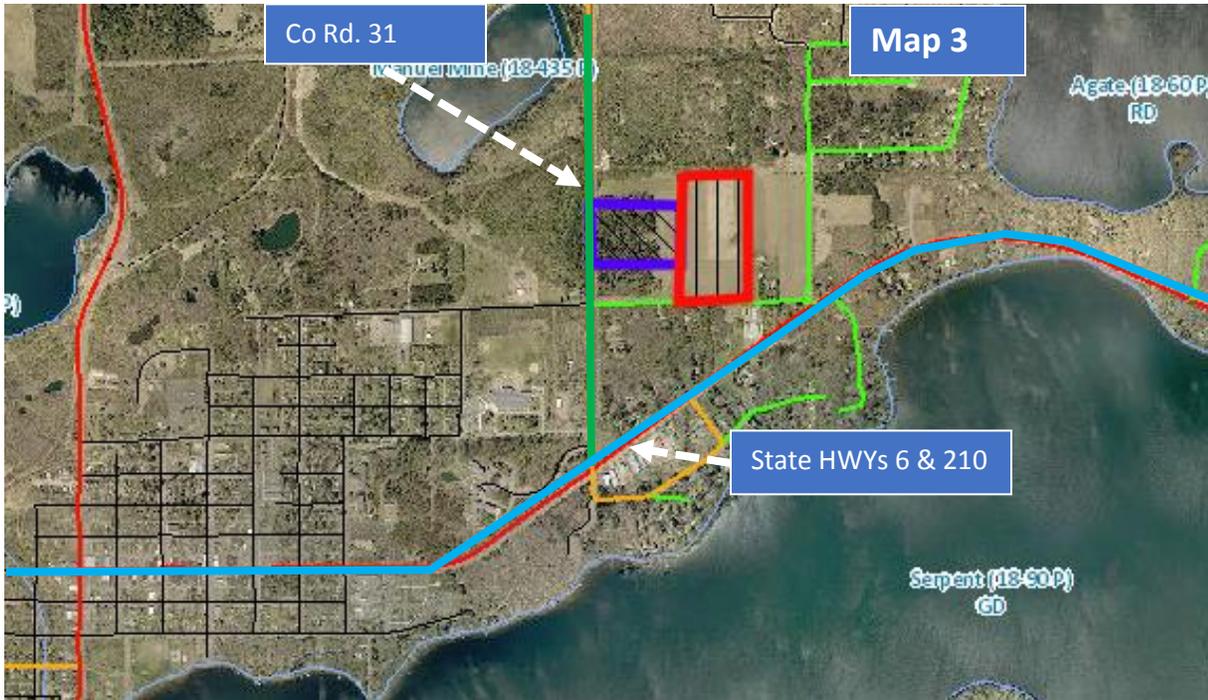
Location with Regard to Current Churches (Map 2):

Map 2 shows the broader area including the two towns of Crosby and Deerwood situated on either side of serpent Lake. The Land is in Deerwood township, but just across the Country Rd. is Crosby so it is a central location but doesn't feel like it's way out in the country. There is a bike path going in along the southern edge of the property that connects Deerwood and Crosby.



Accessibility (Map 3):

The sight has good access. It is right on Co Rd. 31 with an entrance as well as an entrance onto Deer Trail Dr. It is near two access points for State HWY's 6 and 210 (which are the same at this location) to give quick access to either Crosby or Deerwood. In the summer months 210/6 can get busy on Friday evening going North (West) and Sunday evening going South (East). However this shouldn't be a major concern since those aren't normally when we will be having Mass.



Bonus Features (Map 4):

There are some helpful features close by. The public grade school (K-6) is almost kitty-corner (green box). Many parents would find it convenient to be close to the Church and school. There is the main retirement home Heartwood (purple box) with independent, assisted living and memory care available just south of the school. The local hospital that serves the area and beyond is located not to far as well (yellow box).

One of the big concerns in moving from the Crosby Church sight was the loss of location next to the high school. This location is not quite as close to the grade school but it is very close to all three of these important community areas.

