

E CURTICE STREET

ADJOINING PROPERTY DESCRIPTIONS

PID#08-28-22-33-0170
(Per Warranty Deed, Doc. No. 3793461)

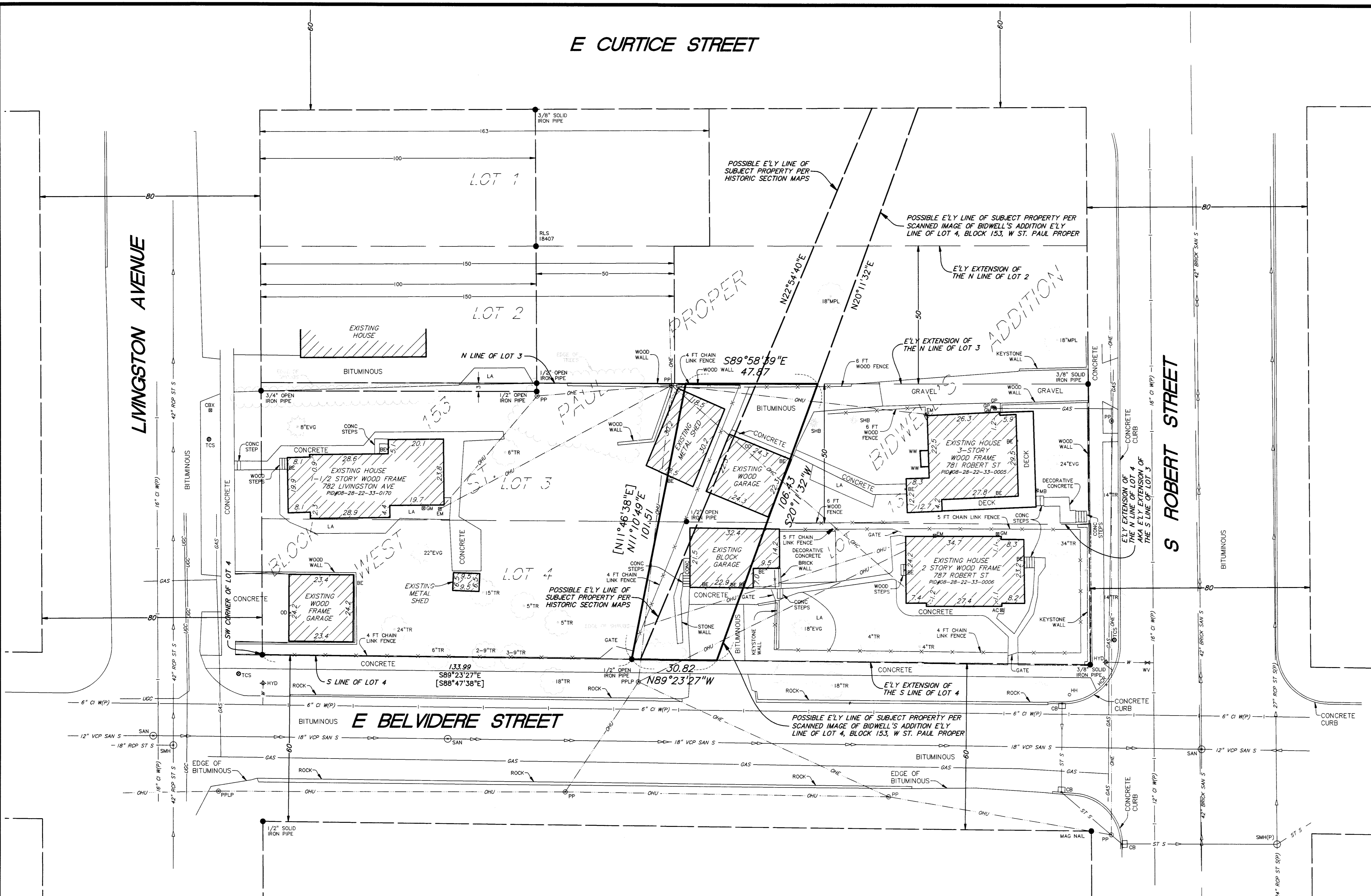
That part of Lots 3 & 4, except the North 3 feet of the West 100 feet of Lot 3, Block 153 of West St. Paul Blocks 100 thru 171, Ramsey County, Minnesota, lying westerly of the following described line: Commencing at the southwest corner of said Lot 4; thence South 88 degrees 47 minutes 38 seconds East along the southerly line of said Lot 4 a distance of 133.99 feet to the point of beginning of the line to be described; thence North 11 degrees 46 minutes 38 seconds East, 101.02 feet to the north line of said Lot 3 and there terminating.

PID#08-28-22-33-0005
(Per Warranty Deed, Doc. No. 1989778)

South 50 feet of all that part of Lot 13, Bidwell's addition to West Saint Paul, in Dakota County in said State of Minnesota. Lying East of Easterly line of Lot 2 and 3, Block 153, "West St. Paul Proper" and Between North line of said Lot 2 and Easterly to Westerly line of South Robert Street Formerly Ducas Street and Eaton Avenue in the City of St. Paul Ramsey County Minnesota.

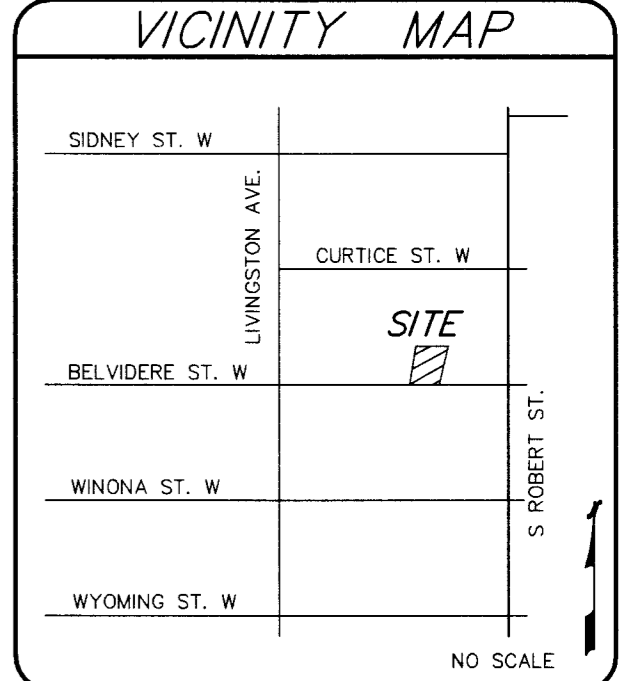
PID#08-28-22-33-0006
(Per Warranty Deed, Doc. No. 3780668)

That part of Lot 13, Bidwell's Addition to West Saint Paul, lying East of the Easterly line of Lot 4, Block 153, West St. Paul Proper produced Easterly to the Westerly line of South Robert Street, Ramsey County, Minnesota.



LEGEND

- Denotes found monument, as described on survey.
- AC Denotes air conditioner
- BE Denotes building entrance
- CB Denotes catch basin
- CBX Denotes communication box
- CI Denotes cast iron pipe
- EM Denotes electric meter
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes handicap ramp
- HH Denotes hand hole
- HYD Denotes fire hydrant
- LA Denotes landscaped area
- MB Denotes mail box
- OD Denotes overhead door
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OHU Denotes overhead utility lines
- (P) Denotes structure per plan
- PP Denotes power pole
- PPLP Denotes power and light pole
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- UGC Denotes underground communication line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- WW Denotes window well
- EVG Denotes evergreen tree
- MPL Denotes maple tree
- SHB Denotes shrub
- TR Denotes deciduous tree



DESCRIPTION OF PROPERTY SURVEYED
(Per County Auditor's Certificate, Doc. No. 4175045)

Subject to easements; that part of Lots 3 & 4 lying Easterly of a line beginning at a point on the South line of Lot 4, distance 133.99 feet East from the Southwest corner thereof; thence North 11 degrees 46 minutes 38 seconds East, 101.02 feet to the North line of said Lot 3, and there terminating all in Block 153, West St. Paul.

Property is located in Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

The plat of BIDWELLS ADDITION was originally filed of record in 1856.
The plat of WEST ST. PAUL was originally filed of record in 1871.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

UTILITY NOTES

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 12111213.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

GENERAL NOTES

- 1.) Survey coordinate basis: Ramsey County Coordinate System NAD 83

AREAS

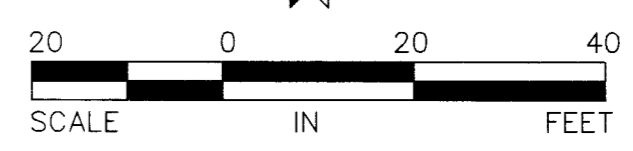
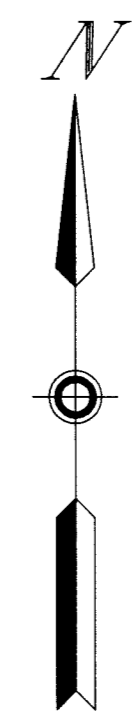
Area = 3,929 sq. ft. or 0.090 acres

ZONING NOTES

- 1.) Zoning information obtained from the City of Saint Paul web site on May 4, 2012. The subject property is zoned RT1 (Two Family residential).
- 2.) The setbacks for zone RT1 (Two Family residential) are:

Building: Front = 25 feet
Side = 9 feet
Rear = 25 feet

Note: See Sec. 66.231 of the Zoning Code for additional standards which may apply.



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.

Dated this 22nd day of May, 2012

SUNDE LAND SURVEYING, LLC

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date

Drawing Title:

**SURVEY FOR:
RAMSEY COUNTY TFL
BELVIDERE STREET E.**

SUNDE LAND SURVEYING 9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526) www.sunde.com

Project: 2012-075 Bk/Pg: 785/40 Date: 05/22/2012
Township: 028 Range: 22 Section: 08
File: 2012075001.dwg Sheet: 1 of 1

S:\2012\2012075\2012075001.dwg 5/22/2012 9:15:25 AM GHT



Hi. Mike,

I forgot about this letter that we received from Sunde - even more interesting

Mark S. Hanson, PLS, Principal
Arlee J. Carlson, PLS, Principal
Lenny F. Carlson, PLS, Principal

05/23/2012

Ramsey County TFL
Tax Forfeited Land Development
90 W. Plato Boulevard
Saint Paul, MN 55107
Attn: Mr. Jim Carroll
Re: Property of E. Belvidere St.
To Whom It May Concern,

We have researched, surveyed and examined the information that we collected. The main issue we found is in determining the Westerly boundary line of Lot 13, Bidwell's Addition. The other issue concerns the description of the property at the Southwest corner of the block.

The westerly boundary line of Lot 13, Bidwell's Addition can not be determined by conventional survey methods. We developed two potential locations for the boundary line. One possibility was developed per overlaying a scanned image of the plat on the survey and vectorizing the line work. This line work resembles what is shown on the web site for the Ramsey County GIS. The other location was developed from historical section maps and dimensions. This line work falls approximately 20 to 25 feet west of the line work per the scanned image and is a closer fit to the located site improvements. Both lines as we have determined them create potential encroachments.

The parcel shown in taxation as Property Identification Number 08-28-22-33-0170 per Warranty Deed, Document Number 3793461 is partially described as that part of Lots 3 and 4, Block 153, West St. Paul Proper, lying west of a described line. The bearing for the described line is North 11 degrees 46 minutes 38 seconds East. We located an existing 4 foot high chain link fence that we show on the survey. The bearing of the fence line is North 22 degrees 00 minutes 53 seconds East. The difference in these two bearings is approximately 10 degrees. We believe that the intent of the described line was to follow the bearing of the existing fence.

After examining the data, we believe it is conceivable that there is no tax forfeited property at this location. If the intent of the described line per Document Number 3793461 was to follow the existing fence, then it is approximately the same bearing as the possible westerly boundary line of Lot 13, Bidwell's Addition that we determined per historical section maps and dimensions. This would suggest that the intent of the described line was to be the same as the said westerly boundary line of Lot 13; therefore no property exists as described per the County Auditor's Certificate, Document Number 4175045.

We recommend meeting with you to discuss these issues. If you have any questions, please let us know. Thank you for the opportunity to work with you.

Sincerely,

Mark S. Hanson, P.L.S.
President/Principal

Max. L. Stanislawski, P.L.S.
Associate

Cc: Paul Scharf

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