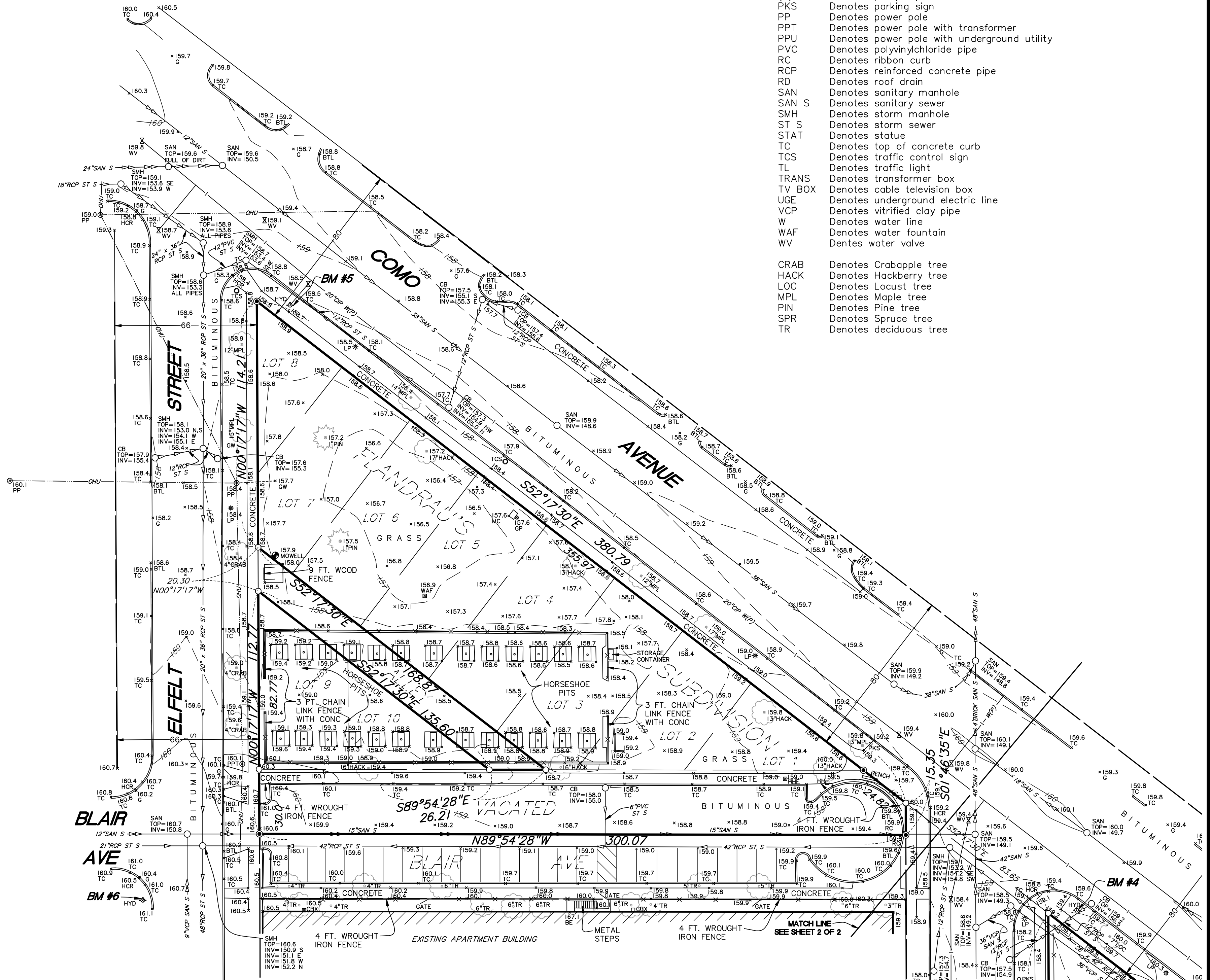


**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 15480
- Denotes 1.17 inch diameter brass colored copper magnetized marker with disc cap affixed stamped LS-15480 set
- BBH Denotes basketball hoop
- BE Denotes building entrance
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CIP Denotes cast iron pipe
- G Denotes gutter
- GAS Denotes underground gas line
- GAS V Denotes gas valve
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HH Denotes hand hole
- HHE Denotes electric hand hole
- HHF Denotes fiber optic hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MC Denotes metal cover
- MG Denotes metal grate
- MOWELL Denotes monitoring well
- OHU Denotes overhead utility line
- (P) Denotes per plan/not field verified
- PKS Denotes parking sign
- PP Denotes power pole
- PPT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STAT Denotes statue
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer box
- TV BOX Denotes cable television box
- UGE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WAF Denotes water fountain
- WV Denotes water valve
- CRAB Denotes Crabapple tree
- HACK Denotes Hackberry tree
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**DESCRIPTION OF PROPERTY SURVEYED**

Lots 1-10, FLANDRAU'S SUBDIVISION, according to the recorded plat thereof, Ramsey County, Minnesota, together with the north half of vacated Blair Avenue accruing thereto.

Block 20, DAWSON'S THIRD ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, together with the north half of vacated Lafond Avenue accruing thereto.

Lots 8-13, DAWSON'S SUBDIVISION OF BLOCK 13 AND NORTH 150 FEET OF BLOCK 29, LAFOND'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, together with the south half of vacated Lafond Avenue accruing thereto. Except that part of said lots taken for the opening of Marion Street per Document No. 1749887.

Lot 3, Block 29, LAFOND'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota. Except part taken for the opening of Marion Street per Document No. 1749887.

MIDDENTS' REARRANGEMENT, according to the recorded plat thereof, Ramsey County, Minnesota.

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 29, Range 23, Ramsey County, Minnesota, lying east of the east line of Galter Street, north of the north line of Thomas Avenue as opened, west of said MIDDENTS' REARRANGEMENT, and south of said Lot 3, Block 29, LAFOND'S ADDITION.

**AREAS**

Northwest parcel = 36,895 square feet or 0.847 acres  
 Southeast parcel = 153,355 square feet or 3.521 acres

**PLAT RECORDING INFORMATION**

The plat of DAWSON'S 3RD ADDITION was filed of record on May 26, 1884, in Book 66 of Plats, Page 35

The plat of LAFOND'S ADDITION was filed of record on August 6, 1857

The plat of FLANDRAU'S SUBDIVISION was filed of record on April 21, 1887, in Book 6 of Townplats, Page 17

The plat of MIDDENTS' REARRANGEMENT was filed of record on May 14, 1906, in Book 21 of Townplats

**GENERAL NOTE**

- Survey coordinate basis: Ramsey County Coordinate System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

**UTILITY NOTES**

- 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 and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 161110441.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

I hereby certify that this sketch, 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 10th day of May, 2016

SUNDE LAND SURVEYING, LLC.

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

Revision	By	Date
	MDT	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
 and UTILITY SURVEY FOR:  
 CITY OF SAINT PAUL  
 SCHEFFER RECREATION CENTER**

**SUNDE LAND SURVEYING**  
 www.sunde.com

Main Office:  
 9001 East Bloomington Freeway (35W) • Suite 118  
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 952-881-2455 (Fax: 952-888-9526)  
 Branch Office:  
 Cloquet, Minnesota 218-499-8267

Project: 2014-138-A Bk/Pg: 754/94 Date: 05/10/2016  
 Township: 29 Range: 23 Section: 36  
 File: 2014138A001.dwg Sheet: **1 of 2**



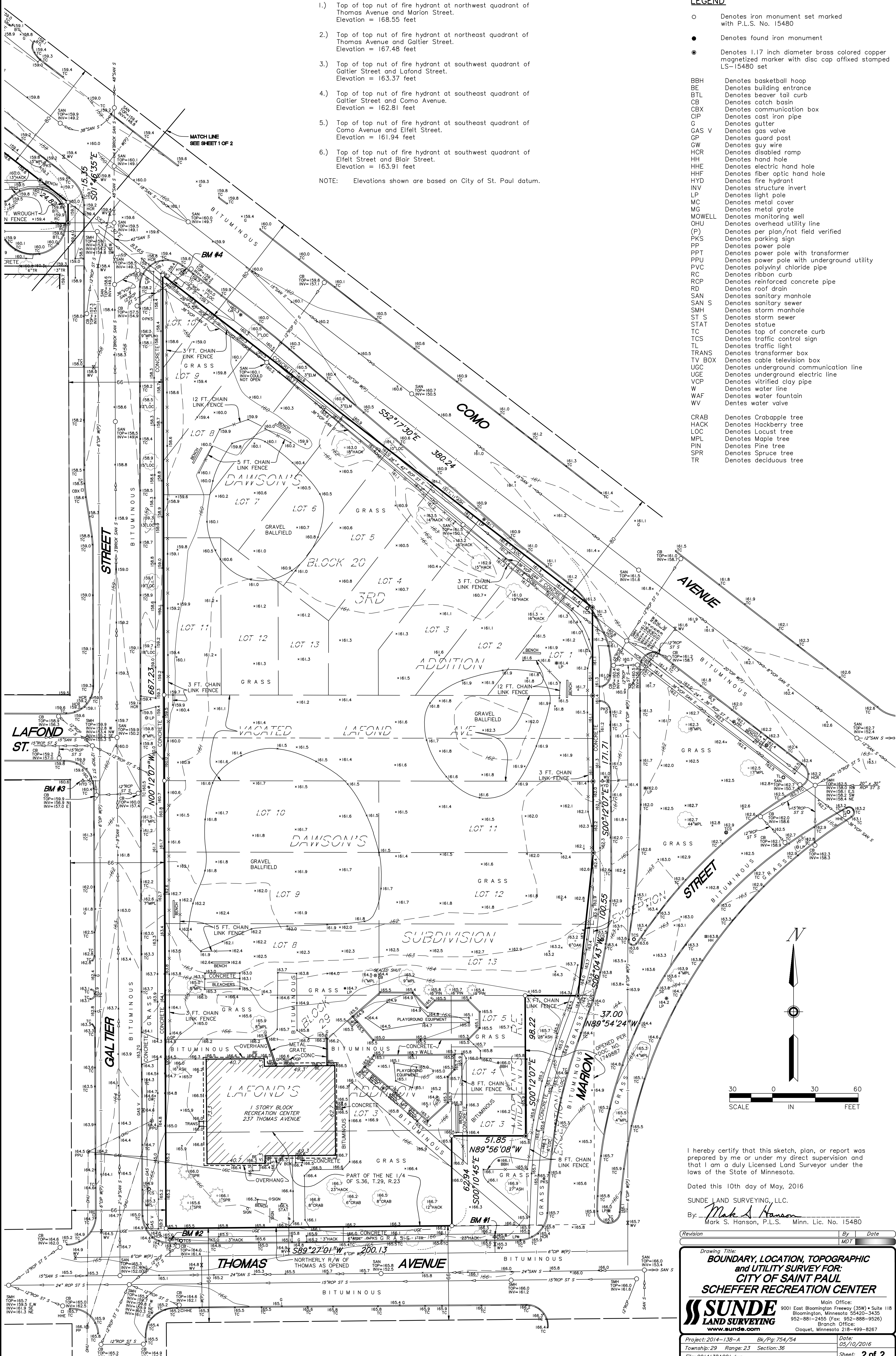
**BENCH MARKS (BM)**

- 1.) Top of top nut of fire hydrant at northwest quadrant of Thomas Avenue and Marion Street. Elevation = 168.55 feet
- 2.) Top of top nut of fire hydrant at northeast quadrant of Thomas Avenue and Galtier Street. Elevation = 167.48 feet
- 3.) Top of top nut of fire hydrant at southwest quadrant of Galtier Street and Lafond Street. Elevation = 163.37 feet
- 4.) Top of top nut of fire hydrant at southeast quadrant of Galtier Street and Como Avenue. Elevation = 162.81 feet
- 5.) Top of top nut of fire hydrant at southeast quadrant of Como Avenue and Efelt Street. Elevation = 161.94 feet
- 6.) Top of top nut of fire hydrant at southwest quadrant of Efelt Street and Blair Street. Elevation = 163.91 feet

NOTE: Elevations shown are based on City of St. Paul datum.

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Dated this 10th day of May, 2016  
 SUNDE LAND SURVEYING, LLC.  
 By: *Mark S. Hanson*  
 Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

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