

**GENERAL NOTES**

1.) Survey coordinate basis: Ramsey County 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. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. 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 192084229.
- Contact GOPHER STATE ONE CALL at 651-454-1002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- Some plan information for utilities are from plan set by Rehder & Associates, Inc. dated February 19, 1991.

**FLOOR ELEVATIONS**

- 1) Denotes door number
- Door 1 = 165.22 feet - Top of carpenter inside door
  - Door 1A = 165.24 feet - Top of concrete outside door
  - Door 2 = 165.19 feet - Top of concrete outside door
  - Door 3 = 178.85 feet - Top of concrete outside door
  - Door 4 = 160.05 feet - Top of concrete outside door
  - Door 5 = 165.24 feet - Top of concrete outside door
  - Door 6 = 162.62 feet - Top of concrete outside door
  - Door 7 = 165.16 feet - Top of concrete outside door
- Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

**BENCHMARKS (BM)**

- (City of St. Paul Datum)
- Top of top nut of fire hydrant located on the NW corner of the intersection of Earl Street and Fremont Avenue. Elevation = 171.74 feet
  - Top of top nut of fire hydrant located on the NW corner of the intersection of Earl Street and Third Avenue. Elevation = 168.29 feet
  - Top of top nut of fire hydrant located to the NE of the intersection of Third Avenue and Tell Street. Elevation = 162.36 feet
- Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

**SURVEY CONTROL STATIONS**

STA	NORTHING	EASTING	ELEVATION	DESC
1003	10559.779	26632.033	162.36	HYDROGRAPHIC MARK
3105	10559.779	26632.033	162.36	S.L.S. CAP
3102	10559.779	26632.033	162.36	HYDROGRAPHIC MARK
3102	10559.977	26634.866	166.82	S.L.S. CAP

Areas shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

Area = 422.72 square feet or 9.70+ acres

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Quit Claim Deed Doc. No. 15553.7 (Terrell) and 182278 (Abstract))

Lot one (1), two (2), three (3), four (4), five (5), six (6), seven (7) eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), and sixteen (16) in Block 24 in A. Gotzian's Rearrangement of Sigel's Addition, and vacated alley in said Block twenty-four (24) and Tell Street vacated existing and west of said Block twenty-four (24).

Lot one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), and forty (40) in Block one (1), in Rifle Park Addition, St. Paul, Minn.

Lot sixteen (16), seventeen (17), and eighteen (18) in Block six (6) in Skidmore Addition, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Per Doc. No. 2745690)

This part of the North Half of Fremont Street as dedicated in the plat of Skidmore and Cassidy's Addition lying between the southerly extension of the westerly line of Lot 16, Block 6, and the easterly line of lot 18, Block 6, Skidmore and Cassidy's Addition, together with that part of the South Half of Fremont Street as dedicated in the plat of A. Gotzian's Rearrangement of Sigel's Addition which lies between the southerly extension of the westerly line of lot 16, Block 6, Skidmore and Cassidy's Addition and the northerly extension of the easterly line of Tell Street, vacated, as dedicated in said A. Gotzian's Rearrangement of Sigel's Addition, Ramsey County, Minnesota.

(Part of the above described property is Torrens Property per Certificate of Title No. 247866)

This part of the south half of vacated Fremont Avenue lying easterly of the northerly extension of the west line of Block 1, RIFLE PARK, according to the recorded plat thereof, and lying westerly of a line drawn northwesterly from the point of intersection of the southerly line of said Fremont Avenue and Hancock Street to the southeast corner of Block 22, A. Gotzian's Rearrangement of Sigel's Addition, according to the recorded plat thereof, in Ramsey County, Minnesota.

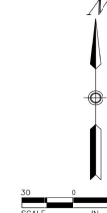
(Part of the above described property is Torrens Property per Certificate of Title No. 247866)

**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.

**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument, unless otherwise noted
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-4490 set
- ▲ Denotes advertisement information sign
- BBH Denotes basketball hole
- BE Denotes building entrance
- BR Denotes brick
- CB Denotes catch basin
- CC Denotes catch cover
- CS Denotes communication box
- CS Denotes cast iron pipe
- CM Denotes communication manhole
- CP Denotes cast iron pipe
- CO Denotes clean out
- CS Denotes concrete surface
- DC Denotes drain grate
- DB Denotes ductile iron pipe
- EB Denotes electric box
- EC Denotes electric meter
- EM Denotes electric meter
- FM Denotes fire hoodup
- GM Denotes flag pole
- GP Denotes gas meter
- GS Denotes guard post
- GS Denotes guard post
- GW Denotes guy wire
- HCS Denotes disabled ramp
- HC Denotes disabled sign
- HR Denotes hand hole
- HH Denotes communication hand hole
- HHC Denotes electric hand hole
- HR Denotes fiber optic hand hole
- HS Denotes signal hand hole
- HY Denotes fire hydrant
- IN Denotes iron manhole
- LA Denotes landscaping
- LS Denotes light pole
- MC Denotes metal cover
- MD Denotes metal grate
- OE Denotes overhead electric line
- PF Denotes play/raft field verified
- PCE Denotes play ground equipment
- PK Denotes parking sign
- PP Denotes power pole
- PLP Denotes power and light pole
- PP Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RC Denotes ribbon curb
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- RS Denotes sanitary manhole
- RS Denotes sanitary sewer
- SANC Denotes sanitary cleanout
- SM Denotes storm manhole
- ST Denotes storm sewer
- T Denotes traffic sign
- TC Denotes top of concrete curb
- TD Denotes traffic control sign
- TL Denotes traffic light
- TRANS Denotes transformer
- UC Denotes underground communication line
- UC Denotes underground electric line
- UC Denotes underground city pipe
- VP Denotes vent pipe
- W Denotes water line
- WV Denotes water valve
- ARS Denotes Arborvitae
- BR Denotes Bradford tree
- BR Denotes Birch tree
- BT Denotes Boxelder tree
- CD Denotes Cedar tree
- CF Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- EV Denotes European larch tree
- HACK Denotes Hackberry tree
- LOC Denotes Locust tree
- MP Denotes Maple tree
- PI Denotes Pine tree
- SPV Denotes Colorado Green Spruce
- SP Denotes Spruce tree
- TR Denotes Deciduous tree
- SPVB Denotes Colorado Blue Spruce tree



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 17th day of August, 2018

SUNDE LAND SURVEYING, LLC  
 By: *Thomas F. Colton*  
 Licensed P.L.S. Minn. Lic. No. 44890

Boundary, Location, Topographic and Utility Survey for ST. PAUL PUBLIC SCHOOLS American Indian Magnet School

**SUNDE LAND SURVEYING**  
 901 East Broadway Avenue (200) • 249 • 148  
 951-881-2400 (Fax) 952-888-9126  
 www.sunde.com

Project: 2018-081-A Date: 8/17/2018  
 Sheet: 29 Range: 21 Section: 33  
 Date: 2/23/2018  
 Scale: 1" = 40' Date: 2/23/2018

**DESCRIPTION OF PROPERTY SURVEYED**  
(Per Quit Claim Deed Doc. No. 588833 (Torens) and 182278 (Abstract))

Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), and sixteen (16) in Block 24 in A. Gotzian's Rearrangement of Sigel's Addition, and vacated alley in said Block twenty-four (24) and Tell Street vacated opening and east of said Block twenty-four (24).

Lots one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), fourteen (14), fifteen (15), sixteen (16), seventeen (17), eighteen (18), nineteen (19), twenty (20), twenty-one (21), twenty-two (22), twenty-three (23), twenty-four (24), twenty-five (25), twenty-six (26), twenty-seven (27), twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-two (32), thirty-three (33), thirty-four (34), thirty-five (35), thirty-six (36), thirty-seven (37), thirty-eight (38), thirty-nine (39), and forty (40) in Block one (1), in Rifle Park Addition, St. Paul, Minn.

Lots sixteen (16), seventeen (17) and eighteen (18) in Block six (6) in Skidmore's Addition; according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

(Per Doc. No. 2745690)

That part of the North Half of Fremont Street as dedicated in the plat of Skidmore and Cassey's Addition lying between the southerly extensions of the westerly line of Lot 15, Block 6, and the easterly line of Lot 18, Block 6, Skidmore and Cassey's Addition. Together with that part of the South Half of Fremont Street as dedicated in the plat of A. Gotzian's Rearrangement of Sigel's Addition which lies between the southerly extension of the westerly line of Lot 16, Block 6, Skidmore and Cassey's Addition and the northerly extension of the easterly line of Tell Street, vacated, as dedicated in said A. Gotzian's Rearrangement of Sigel's Addition, Ramsey County, Minnesota.

That part of the south half of vacated Fremont Avenue lying easterly of the northerly extension of the west line of Block 1, RIFLE PARK, according to the recorded plat thereof, and lying westerly of a line drawn northerly from the point of intersection of the southerly line of said Fremont Avenue and Hancock Street to the southeast corner of Block 22, A. Gotzian's Rearrangement of Sigel's Addition, according to the recorded plat thereof, all in Ramsey County, Minnesota.

(Part of the above described property is Torens Property per Certificate of Title No. 247866)

**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.

**GENERAL NOTES**

1. Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1993)
2. Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, loading excavation, the exact location of underground features cannot be accurately, completely and reliably predicted in section; higher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
3. Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
4. Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 182064225.
5. Contact Gopher State One Call at: 651-454-0002 (800-252-166) for precise onsite location of utilities prior to any excavation.
6. Some plan information for utilities are from plan set by Rehder & Associates, Inc. dated February 19, 1998.

**FLOOR ELEVATIONS**

- ① Denotes door number
- Door 1 = 165.22 feet - Top of carpet inside door
  - Door 2 = 165.19 feet - Top of concrete outside door
  - Door 3 = 176.66 feet - Top of concrete outside door
  - Door 4 = 160.02 feet - Top of concrete outside door
  - Door 5 = 165.24 feet - Top of concrete outside door
  - Door 6 = 162.62 feet - Top of concrete outside door
  - Door 7 = 165.16 feet - Top of concrete outside door
- Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

**AREA**

Gross = 422.72 square feet or 5.704 acres

**BENCHMARKS (BM)**

- (City of St. Paul Datum)
1. Top of top nut of first hydrant located on the NW corner of the intersection of Earl Street and Fremont Avenue. Elevation = 151.74 feet
  2. Top of top nut of first hydrant located on the NW corner of the intersection of Earl Street and Third Avenue. Elevation = 166.29 feet
  3. Top of top nut of first hydrant located to the NE of the intersection of Third Avenue and Tell Street. Elevation = 162.38 feet
- Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

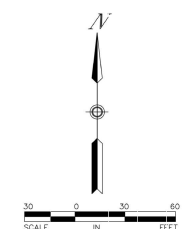
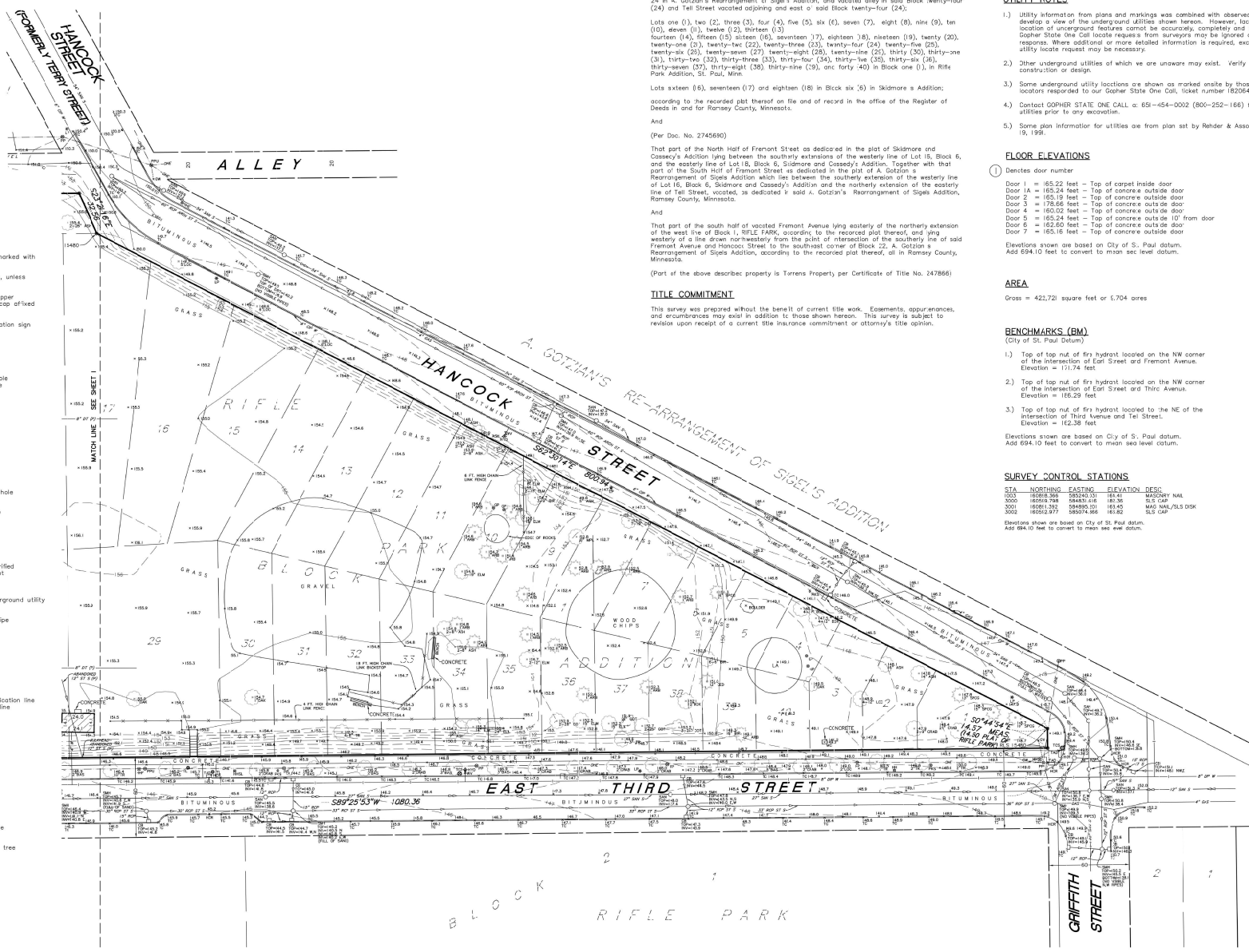
**SURVEY CONTROL STATIONS**

STA	NORTHING	EASTING	ELEVATION	DESC
1003	16268.350	58621.010	161.41	WISCONSIN NAIL
3000	16268.788	58621.016	161.36	SLS CAP
3001	16268.182	58620.855	161.42	SLS CAP
3002	16268.277	58620.766	161.82	MADE NAIL/SLS DSK SLS CAP

Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

**LEGEND**

- C Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument, unless otherwise noted
- Denotes 1 1/2 inch diameter copper magnetized marker with disc cap affixed stamped LS-44890 set
- AS Denotes advertisement/information sign
- BH Denotes baseball hoop
- BE Denotes building entrance
- BR Denotes brick
- CB Denotes catch basin
- CBX Denotes control box
- CBX Denotes communication box
- CP Denotes cast iron pipe
- CMH Denotes communication manhole
- CM Denotes corrugated metal pipe
- CO Denotes clean out
- CCNC Denotes concrete surface
- DC Denotes drain grate
- DP Denotes ductile iron pipe
- EE Denotes electric box
- EM Denotes electric meter
- F4 Denotes fire hydrant
- F7 Denotes flag pole
- GM Denotes guard rail
- GP Denotes guard post
- GR Denotes guard rail
- GN Denotes guy wire
- HCR Denotes disabled sign
- HCS Denotes disabled sign
- HH Denotes hand hole
- HHC Denotes communication hand hole
- HE Denotes electric hand hole
- HFD Denotes fiber optic hand hole
- HS Denotes signal light hand hole
- HVL Denotes fiber hand hole
- IRV Denotes structure invert
- LA Denotes landscaping
- L2 Denotes light pole
- MG Denotes metal grate
- MG Denotes metal cover
- MG Denotes metal grate
- OHE Denotes overhead electric line
- (P) Denotes per plan/not field verified
- PGE Denotes play ground equipment
- PKS Denotes parking sign
- PP Denotes power pole
- PLP Denotes power and light pole
- 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
- SANC Denotes sanitary clearout
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated dome
- TL Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UCS Denotes underground communication line
- USE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- VP Denotes vent pipe
- W Denotes water line
- WV Denotes water valve
- ARB Denotes Arborvitae
- BAS Denotes Basswood tree
- BR Denotes Birch tree
- BOX Denotes Boxelder tree
- CD Denotes Cedar tree
- CO Denotes Cottonwood tree
- OSAB Denotes evergreen tree
- LVC Denotes Larch tree
- HACK Denotes Hackberry tree
- LDC Denotes Locus tree
- NPL Denotes Norway Spruce tree
- PN Denotes Pine tree
- SPDC Denotes Colorado Green Spruce
- SPR Denotes Spruce tree
- TR Denotes deciduous tree
- SPDB Denotes Colorado Blue Spruce tree



Dated this 7th day of August, 2018

Certified by *Leonard F. Colton*  
Leonard F. Colton, P.L.S., Minn. Lic. No. 44890

**SUNDE**  
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