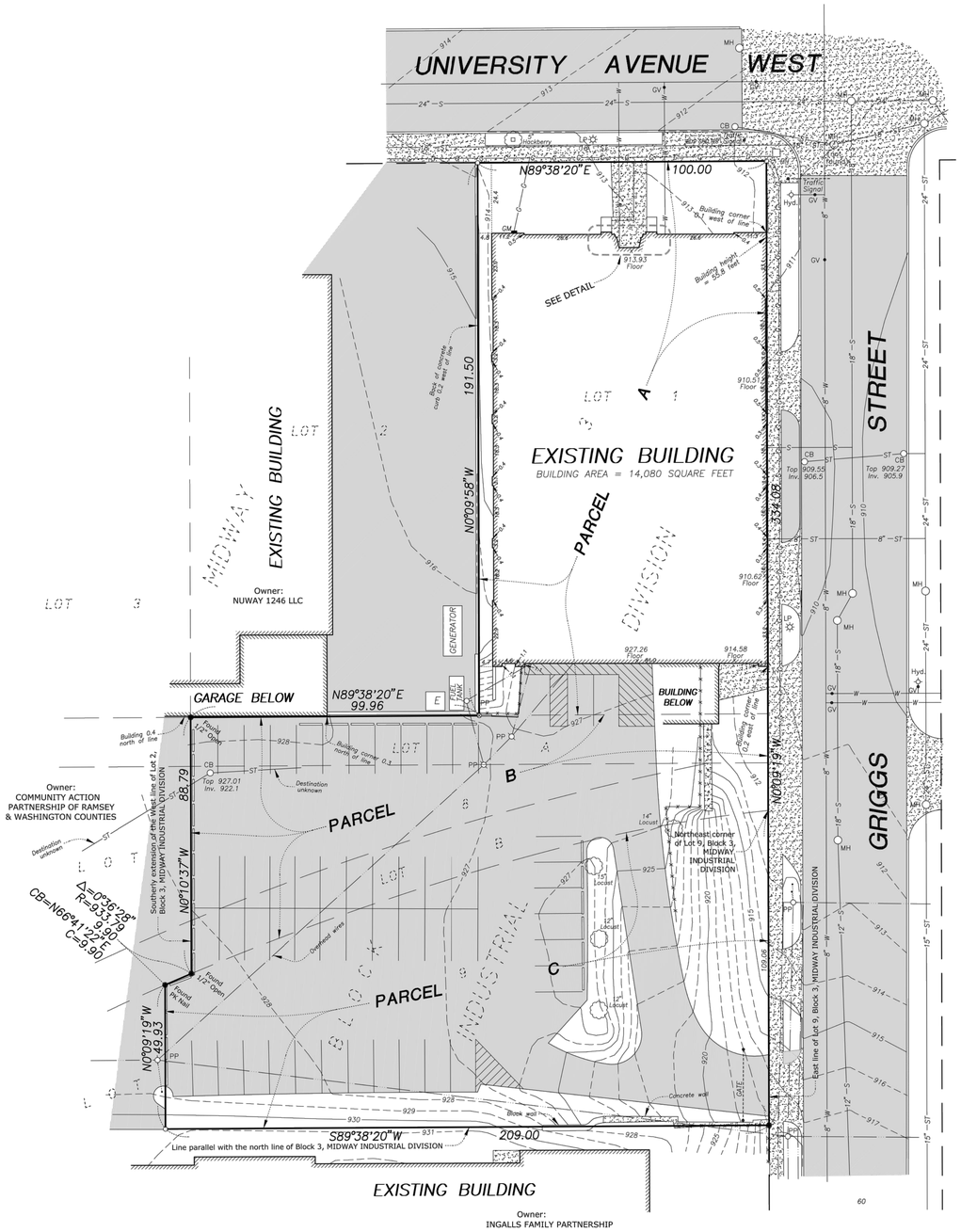
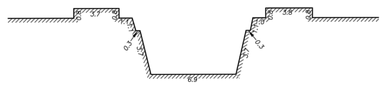
ALTA/NSPS Land Title Survey for:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

at 1222 University Avenue West – St. Paul, Minnesota





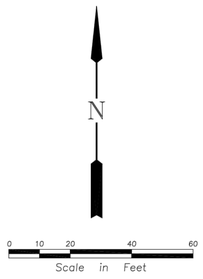
EXISTING BUILDING
DETAIL

NOTES

* Bearings shown are based on the Ramsey County Coordinate System.
* Utilities shown are from information furnished by the City of St. Paul and respective utility companies in response to Gopher State One Call Ticket No. 192900846 and are verified where possible.
* Contact Gopher State One Call for utility locations before any construction shall begin. Phone 651-454-0002.
* Area = 48,121 square feet (1.10 acres).
* Zoning: T4 (Traditional Neighborhood).
* Number of striped parking stalls: 52 regular and 2 handicap.
* This property is located in Flood Zone X (area of minimal flood hazard) per Flood Insurance Rate Map Number 27123C0085G dated June 4, 2010.
* Matters of record taken from Owner's Policy of Title Insurance issued by Stewart Title Guaranty Company LT File No. 586457 dated May 21, 2019.

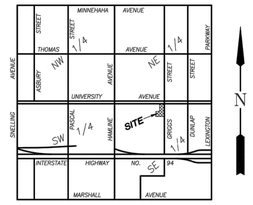
LEGEND

- Iron Monument Found
- Iron Monument Set
- PK Nail Set
- S — Sanitary Sewer
- ST — Storm Sewer
- W — Watermain
- Hyd. — Hydrant
- GV — Gate Valve
- MH — Manhole
- CB — Catch Basin
- Inv. — Invert Elevation
- PP — Power Pole
- LP — Light Pole
- Electrical Transformer
- HH — Handhole
- Concrete Surface
- Bituminous Surface
- G — Buried Gas
- C — Buried Communications
- E — Buried Electric
- Guy Wire
- GM — Gas Meter
- EM — Electric Meter
- CS — Curb Stop
- Chain Link Fence



UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are shown as accurately as possible from information available. The surveyor has not physically located the underground utilities.



Vicinity Map
Section 34, Township 29, Range 23
Not to Scale

PROPERTY DESCRIPTION

Parcel A: (Abstract)
Lot 1, Block 3, Midway Industrial Division, Ramsey County, Minnesota.

Parcel B: (Abstract)
All that part of Lot A, Lot 8 and Lot B, and Lot 9, Block 3, Midway Indsustrial Division lying Easterly of the West line of Lot 2, Block 3, Midway Industrial Division, extending Southerly across said Lot A, Lot 8 and Lot B, Ramsey County, Minnesota.

Parcel C: (Abstract)
All that part of Lot 9, Block 3, Midway Industrial Division beginning at Northeast corner of said Lot 9; thence South on East line of said Lot 9, 109.06 feet; thence West on a line parallel with North line of said Block 3, 209 feet; thence North on a line parallel with the East line of said Lot 9, 50.15 feet to the Northerly line of said Lot 9; thence Northeasterly on the Northerly line of said Lot 9, 218.01 feet to place of beginning, Ramsey County, Minnesota.

CERTIFICATION

To Land Title, Inc and Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11 and 13 of Table A thereof. The fieldwork was completed on November 8, 2019.

Dated this 2nd day of December, 2019

REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor
Minnesota License No. 22036

Rehder and Associates, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 194-2873.031

SITE PLAN REVIEW SUBMITTAL - NOT FOR CONSTRUCTION

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JB VANG

1222 UNIVERSITY
BUILDING RENOVATION
ADAPTIVE RE-USE

1222 University Ave W
St. Paul, MN 55104

SURVEY

Issued and Revisions:

Project No. 12216127
Drawn by: KBK
Checked by: EGM

SHEET
C000

TRUE SHEET SCALE
0" 1/2" 1"

P:\Projects\Projects - 2021\12216127 - 1222 University Ave - Pope Arch\C. Design\Drawing Files\12216127 C000 - Survey.dwg