

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

SUBMITTAL/REVISIONS

01/07/2020 SURVEY ISSUED
01/29/2020 ADDED FLOOR ELEV

PROFESSIONAL SIGNATURE

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.

Max L. Stanowski
Max L. Stanowski - PLS 48988

Date 01/07/2020

QUALITY CONTROL

Loucks Project No. 19-860
Project Lead MLS
Drawn By SFM
Checked By MLS
Field Crew SKS

VICINITY MAP



DESCRIPTION OF PROPERTY SURVEYED

(Per Schedule A of the herein referenced Title Commitment)

Parcel 1 - 1136 Larpenteur Avenue W

Lot 10, Block 1, CLIFTON DALE
The East Half of Lot 11, Block 1, CLIFTON DALE

Ramsey County, Minnesota
Being Registered land as evidenced by certificate of Title no. 631188

Parcel 2 - 1144 Larpenteur Avenue W

The West Half of Lot 11, Block 1, CLIFTON DALE
Lots 12, 13, and 14, Block 1, CLIFTON DALE

Ramsey County, Minnesota
Being Registered land as evidenced by certificate of Title no. 618962

TITLE COMMITMENT EXCEPTIONS

(Per Schedule B, Part II of the herein referenced Title Commitment)

The property depicted on this survey and the easements of record shown hereon are the same as the property and the easements described in the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., agent for Stewart Title Guaranty Company, File No. 65377, effective date December 8, 2019.

- 1 - 6, 11 and 13 - 17 do not require comment.
7. Public sewer easement(s) over subject property in favor of City of Saint Paul, as created in Document No. 425575. (as to Parcels 1 and 2) Shown hereon. Not shown hereon.
8. Public sewer easement(s) over subject property in favor of City of St. Paul, as created in Document No. 432016. (as to Parcels 1 and 2)
9. Easement for slopes, cuts and fills in the grading of the alley adjoining premises in question, as shown in Document No. 453795. (as to Parcels 1 and 2)
12. Highway easement(s) over subject property in favor of County of Ramsey, as created in Document No. 1584861. (as to Parcel 2)

SURVEY REPORT

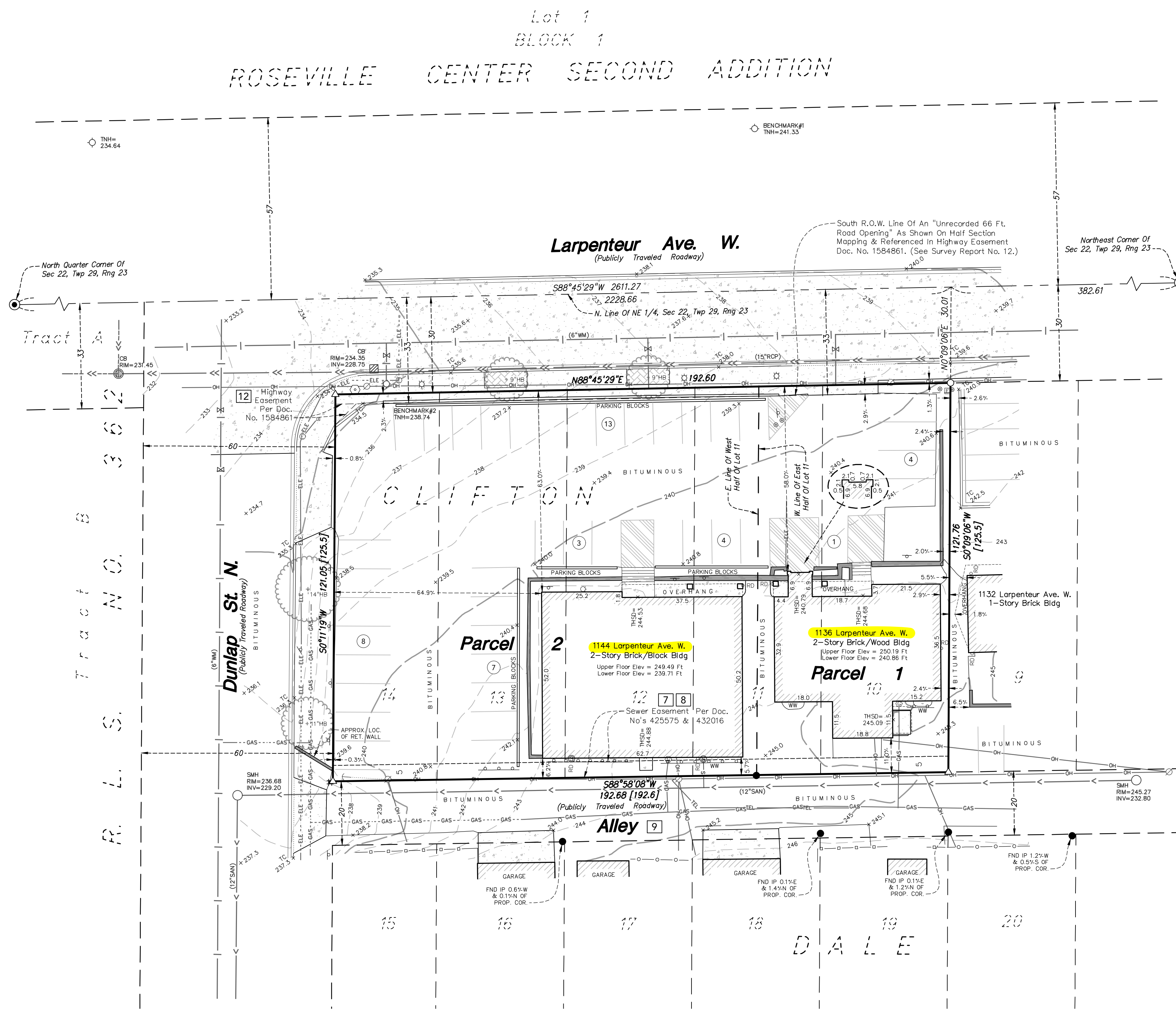
1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or reference by existing monuments or witness to the corners are shown hereon.
 2. The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1136 and 1144 Larpenteur Avenue W., Saint Paul, MN.
 3. The Gross land area of Parcel 1 is 7,299 +/- square feet or 0.17 +/- acres.
The Gross land area of Parcel 2 is 16,084 +/- square feet or 0.37 +/- acres.
Total Gross land area of Subject Property is 23,383 +/- square feet or 0.54 +/- acres.
 4. The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).
 5. Benchmark #1: (City of Saint Paul Benchmark No. 6574) Top nut of hydrant located on north side of Larpenteur Avenue West, approximately 150 +/- feet east of Dunlap Street North, as shown hereon.
Elevation = 241.33 feet (City of Saint Paul Datum)
- Benchmark #2: Top nut of hydrant located at intersection of Larpenteur Avenue West and Dunlap Street North, as shown hereon.
Elevation = 238.74 feet (City of Saint Paul Datum)

6. Striping of clearly identifiable parking spaces on surface parking areas and lots are shown hereon. The number and type of clearly identifiable parking stalls on this site are as follows: 40 Regular Parking Stalls.
7. Substantial features observed in the process of conducting fieldwork, are shown hereon.
8. We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 193291361 and 193291366. The following utilities and municipalities were notified:

COMCAST	(800)778-9140	CITY OF ROSEVILLE	(651)792-7004
CENTURYLINK	(800)667-9963	MCI	(800)624-9675
RAMSEY COUNTY PUBLIC WORKS	(651)266-7100	ST PAUL REGIONAL WATER	(651)266-6868
ST PAUL SEWER	(651)266-9850	ST PAUL TRAFFIC AND LIGHTING	(651)266-9777
ST PAUL PARKS	(651)632-5129	XCEL ENERGY	(651)229-2552

- i. Utility operators do not consistently respond to locate requests through the Gopher State One Call service for surveying purposes such as this. Those utility operators that do respond, often will not locate utilities from their main line to the customer's structure or facility. They consider those utilities "private" installations that are outside their jurisdiction. These "private" utilities on the surveyed property or adjoining properties, may not be located since most operators will not mark such "private" utilities. A private utility locator may be contacted to investigate these utilities further, if requested by the client.
- ii. Maps provided by those notified above, either along with a field location or in lieu of such a location, are very often inaccurate or inconclusive. **EXTREME CAUTION MUST BE EXERCISED BEFORE AN EXCAVATION TAKES PLACE ON OR NEAR THIS SITE. BEFORE DIGGING, YOU ARE REQUIRED BY LAW TO NOTIFY GOPHER STATE ONE CALL AT LEAST 48 HOURS IN ADVANCE AT 811 or (651) 454-0002.**

9. Trees shown hereon are 8 inch diameter at breast height or greater. Other trees, less than 8 inches, may be on site but are not shown hereon.
10. The field work was completed on December 17, 2019.
11. Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.
12. The south right-of-way line of a "66 Feet Unrecorded Road Order, dated February 12, 1870" as noted on the Ramsey County Section Map is shown hereon along Larpenteur Avenue W. This line is also referenced in the Highway Easement per Document No. 1584861. This is not listed in the referenced title commitment.



SURVEY LEGEND

● FOUND OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	● FOUND CAST IRON MONUMENT	△ SET NAIL	[] RECORD DOCUMENT	[1] SCHEDULE B II ITEM	() INFORMATION AS SHOWN ON PLANS NOT FIELD VERIFIED	HB HACKBERRY	TC TOP OF CURB	THSD ELEV @ THRESHOLD	TNH TOP NUT HYDRANT	972.5 SPOT ELEVATION	⊕ CATCH BASIN	○ STORM MANHOLE	○ SANITARY MANHOLE	◇ HYDRANT	⊗ GATE VALVE	☆ LIGHT POLE	⊗ POWER POLE	⊕ ACCESS POST	⊕ ELECTRIC MANHOLE	⊕ ELECTRIC TRANSFORMER	⊕ GAS METER	⊕ GUARD POST	— GUY WIRE	② PARKING STALL COUNT	— STORM SEWER	— STORM SEWER - MAPPED	— SANITARY SEWER	— SANITARY SEWER - MAPPED	— WATERMAIN	— WATER SERVICE	— UNDERGROUND ELECTRIC	— UG ELECTRIC - MAPPED	— GAS	— UG GAS - MAPPED	— TEL UNDERGROUND TELEPHONE	— OVERHEAD UTILITY	— CHAIN LINK FENCE	— WOOD FENCE	— GUARDRAIL	— CONCRETE CURB	— RETAINING WALL	— CONCRETE	— PAVERS	— NO PARKING	— EXISTING BUILDING	— CONTOUR
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