

**DESCRIPTION OF PROPERTY SURVEYED**  
Lots 7 through 12, Block 14, MICHEL AND ROBERTSON'S ADD., according to the recorded plat thereof, Ramsey County, Minnesota. Abstract and Torrens Property

**ALTA/NSPS Land Title Survey Notes**  
(numbered per Table A)

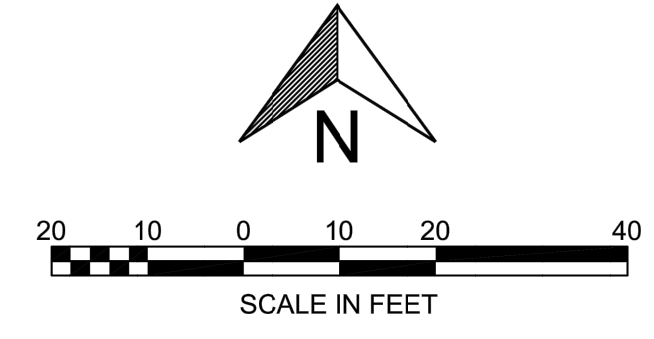
- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Site Address: 1074, 1078, 1082, 1086, 1092, and 1096 James Avenue, St. Paul, MN 55105.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0092G, effective date of June 6, 2010.
- The Gross land area is 26,051 +/- square feet or 0.598 +/- acres.
- Elevations are based on the NGVD 29 Datum. Site Benchmarks are as follows:
  - Top nut of the fire hydrant located at the NE quadrant of the intersection of James Ave and Lexington Pkwy S. Elevation = 886.81.
  - Top nut of the fire hydrant located at the N side of the intersection James Ave and the Frontage Rd. Elevation = 857.68.
- We have not been provided with an official zoning letter/report at the time of this survey. Please note that the general restrictions for the subject property may have been amended through a city process. We could be unaware of such amendments if they are not in a recorded document provided to us. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site.
- We did not observe parking stripes on the subject property.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Ramsey County GIS Property Map.

**SURVEY REPORT**

- This map and report was prepared with the benefit of a Commitment for Title Insurance. The property description may or may not be the current description of record. There may be easements or other matters of record we are unaware of and thus not shown hereon.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
  - Rock and stone retaining wall and stone steps appear to encroach onto the Alley right of way as shown hereon along the east line of 1074 James Avenue.
  - Stone wall and concrete steps appear to encroach onto the Alley right of way as shown hereon along the south line of 1078 James Avenue.
  - Paver stone wall appears to encroach onto the Alley right of way as shown hereon along the south line of 1092 James Avenue.
  - Concrete block wall appears to encroach onto the Alley right of way as shown hereon along the south line of 1096 James Avenue.

**ALTA CERTIFICATION**  
To: Owner; Buyer; Bank; and Title 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, 6, 8, 9, 11, and 13 of Table A thereof. The field work was completed on 11-5-2020. Dated this 6th day of November, 2020.

Rory L. Synsteliën  
rory@civilsitegroup.com  
Minnesota License No. 44565



**Linetype & Symbol Legend**

FO	FIBER OPTIC	⊕	SIGN	⊠	AIR CONDITIONER
— GAS	GAS MAIN	⊕	UTILITY MANHOLE	⊙	BOLLARD
— WATERMAIN	WATERMAIN	⊕	SANITARY MANHOLE	⊙	ELECTRIC MANHOLE
— SANITARY SEWER	SANITARY SEWER	⊕	STORM MANHOLE	⊙	CATCH BASIN
— STORM SEWER	STORM SEWER	⊕	OVERHEAD UTILITIES	⊙	FLARED END SECTION
OHU	OVERHEAD UTILITIES	⊕	ROOF DRAIN	⊙	GAS VALVE
TEL	TELEPHONE LINE	⊕	TELEPHONE BOX	⊙	HANDICAP SYMBOL
ELE	ELECTRIC LINE	⊕	TELEPHONE MANHOLE	⊙	HYDRANT
CTV	CABLE LINE	⊕	ELECTRIC TRANSFORMER	⊙	WATER MANHOLE
— CHAINLINK FENCELINE	CHAINLINK FENCELINE	⊕	TRAFFIC SIGNAL	⊙	WATER VALVE
— WOODEN FENCELINE	WOODEN FENCELINE	⊕	CABLE TV BOX	⊙	POWER POLE
— GUARDRAIL	GUARDRAIL	⊕	ELECTRICAL METER	⊙	GUY WIRE
— CONCRETE SURFACE	CONCRETE SURFACE	⊕	GAS METER	⊙	CONIFEROUS TREE
— PAVER SURFACE	PAVER SURFACE	⊕	FOUND IRON MONUMENT	⊙	DECIDUOUS TREE
— BITUMINOUS SURFACE	BITUMINOUS SURFACE	⊕	SET IRON MONUMENT		
— GRAVEL/LANDSCAPE SURFACE	GRAVEL/LANDSCAPE SURFACE	⊕	CAST IRON MONUMENT		

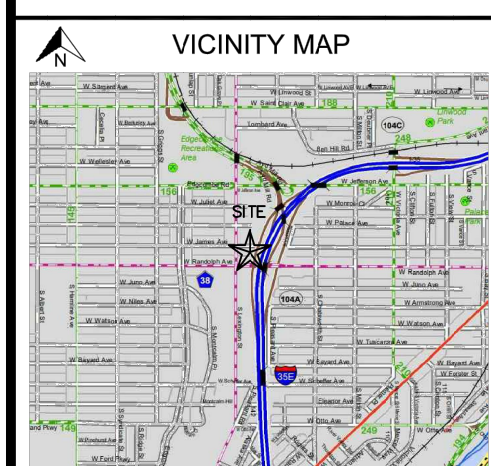
**PROJECT**  
1074-1096 James Avenue  
Saint Paul, Ramsey County, Minnesota 55105

**CLIENT**  
DJR Architecture, Inc.  
333 Washington Avenue North, Suite 210, Minneapolis, MN 55401

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.

RORY L. SYNSTELIËN  
DATE 11-6-2020 LICENSE NO. 44565

QA/QC
FIELD CREW DO/DT
DRAWN BY CJ
REVIEWED BY RS
UPDATED BY



**REVISION SUMMARY**

DATE	DESCRIPTION

PROJECT NO.: 20310  
ALTA/NSPS LAND TITLE SURVEY

**V1.0**  
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