

OUR LADY OF PEACE

CONTACT:

Joe Stanislav
President/CEO
651.789.5049
joes@ourladyofpeacemn.org

2076 St. Anthony Avenue | St. Paul, MN 55104
ourladyofpeacemn.org

COUNTY/CITY:

RAMSEY COUNTY
CITY OF ST. PAUL

LEGAL DESCRIPTION:

The following Legal Description is as shown on the NRAI corporate services search report dated June 2nd, 2014 as provided by the owner. No Title Commitment was provided. Certificate of Title No. 90898, printed on 5-2-2014.

Block 1, CRAGG'S RE-ARRANGEMENT, Ramsey County, Minnesota.

EASEMENT NOTES:

The following easements appear on the Certificate of Title No. 90898, printed on 5-2-2014.

Subject to an Easement for Broadband Communications per Doc. No. 2096130. (COVERS ENTIRE PARCEL)

CERTIFICATION:

To: Servants of Relief for Incurable Cancer, a New York Corporation:

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 2, 3, 4, 7, 8, 9, 11, 16, 18, and 19 of Table A thereof. The field work was completed on March 3rd, 2020. CORNERSTONE LAND SURVEYING, INC.

Dated: 3-5-20

Revised:

By: *Daniel L. Thurmes*
Daniel L. Thurmes
Minnesota License No. 25718

REVISED ON 10-7-21 FOR PARKING LOT IMPROVEMENTS AND SHEET 2 ADDED ON 10-7-21 FOR COURTYARD TOPOGRAPHY SURVEY.

The NRAI corporate services search report dated June 2nd, 2014 as provided by the owner. No Title Commitment was provided. Certificate of Title No. 90898, printed on 5-2-2014, as listed on this survey was relied upon for matters of record. Other easements may exist that were not shown in this commitment and are not shown on this survey.

REVISIONS:

DATE	REVISION
3-5-20	INITIAL ISSUE
10-7-21	COURTYARD & PARKING LOT *SEE NOTE

TABLE A NOTES:

- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN ON THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK AND BUILDING CONSTRUCTION ON THE SUBJECT PROPERTY.
- NO MARKERS OF WETLANDS DELINEATED BY A QUALIFIED SPECIALIST WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. EDGE OF WATER/ICE IS SHOWN ON SURVEY.
- PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES ARE SHOWN ON THE SURVEY.

EXISTING PARKING:

THERE ARE 14 VISIBLE PARKING STALLS DESIGNATED ON THIS PARCEL INCLUDING 0 HANDICAP STALLS.

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27123C0080G HAVING AN EFFECTIVE DATE OF JUNE 4TH, 2010.

AREA:

TOTAL AREA AS SHOWN = 94,734 SQ.FT.

SURVEY NOTES:

- BEARINGS ARE BASED ON THE COORDINATES SUPPLIED BY THE RAMSEY COUNTY SURVEYORS OFFICE. BEARING ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT.
- UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILT PLANS PROVIDED BY THE CITY OF ST. PAUL PUBLIC WORKS DEPARTMENT.
- THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

PROJECT LOCATION:

2076
ST. ANTHONY AVE.
PID#322923410034

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

FILE NAME SURVZZ599
PROJECT NO. ZZZ0599

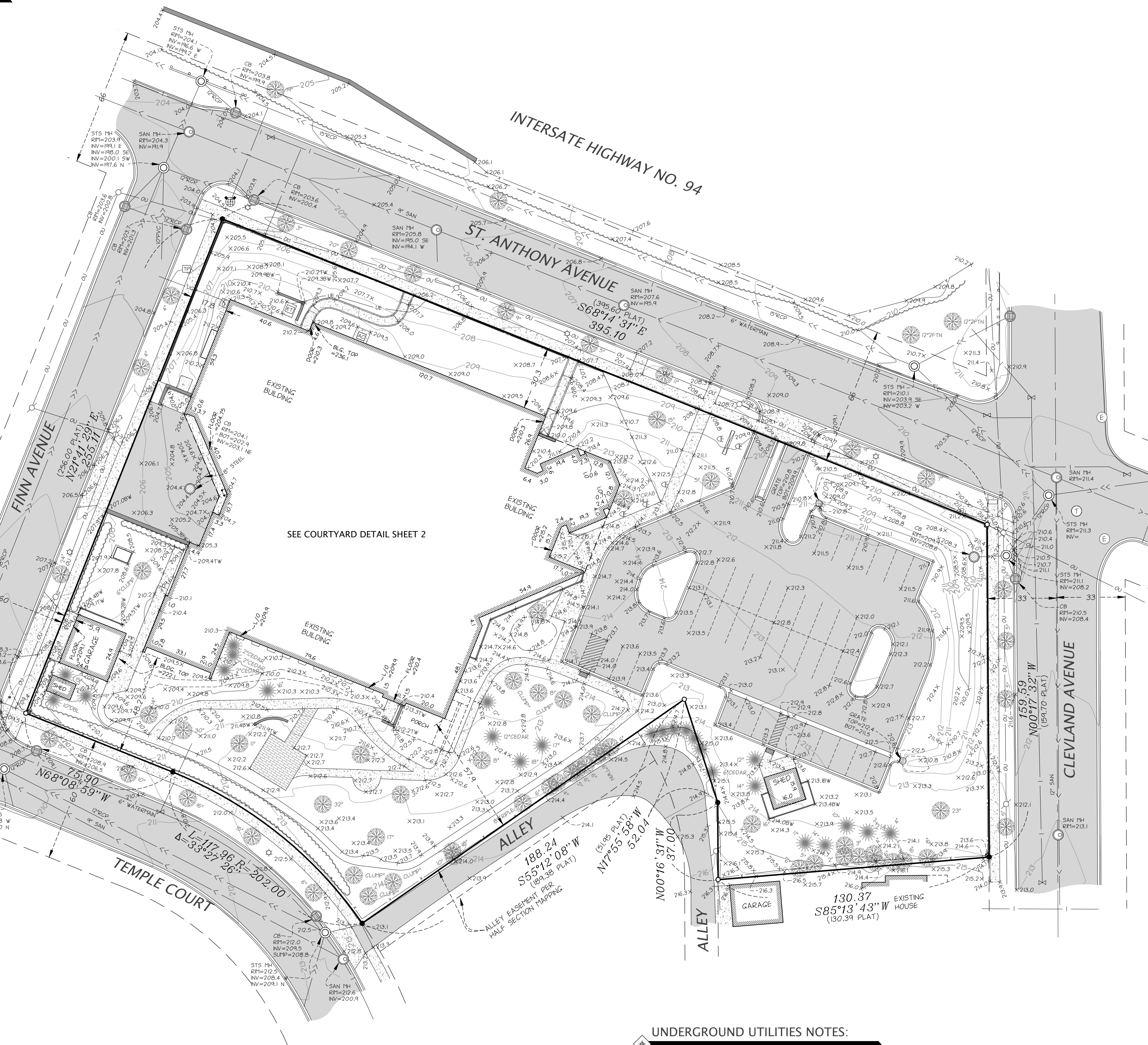
CERTIFICATE OF SURVEY
SHEET 1 OF 2 SHEETS

LEGEND

- FOUND MONUMENT 1/2" IP MARKED RLS 15480
- SET 1/2" IRON PIPE MARKED RLS NO. 25718
- CABLE TV PEDISTAL
- ⊠ AIR CONDITIONER
- ⊡ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊞ ELECTRIC PEDESTAL
- ⊟ ELECTRIC TRANSFORMER
- ⊠ LIGHT POLE
- ⊡ CUP WIRE
- ⊙ POWER POLE
- ⊡ GAS MANHOLE
- ⊙ GAS METER
- ⊡ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊡ SANITARY CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊡ CATCH BASIN
- ⊙ STORM DRAIN
- ⊡ WATER VALVE
- ⊙ BOLLARD
- ⊡ FLAG POLE
- ⊙ MAIL BOX
- ⊡ TRAFFIC SIGN
- ⊙ UNKNOWN MANHOLE
- ⊡ SOIL BORING
- ⊙ SPOT ELEVATION
- ⊡ TRAFFIC SIGNAL
- ⊙ CONIFEROUS TREE
- ⊡ DECIDUOUS TREE
- ⊙ FLARED END SECTION
- ⊡ STORM MANHOLE
- ⊙ FIRE DEPT. CONNECTION
- ⊡ HYDRANT
- ⊙ CURB STOP
- ⊡ WATER WELL
- ⊙ WATER MANHOLE
- ⊡ WATER METER
- ⊙ POST INDICATOR VALVE

- UE — UNDERGROUND ELECTRIC
- UV — UNDERGROUND CABLE TV
- UF — UNDERGROUND FIBER OPTIC
- UT — UNDERGROUND TELEPHONE
- OU — OVERHEAD UTILITY
- UG — UNDERGROUND GAS
- SS — SANITARY SEWER
- SW — STORM SEWER
- WM — WATERMAIN
- F — FENCE
- C — CURB (TYPICAL)
- CO — CONTOURS
- DENOTES EXISTING ACCESS CONTROL AS SHOWN ON RECORD PLAT

- ▨ BUILDING LINE
- ▨ BITUMINOUS SURFACE
- ▨ CONCRETE SURFACE



BENCHMARKS

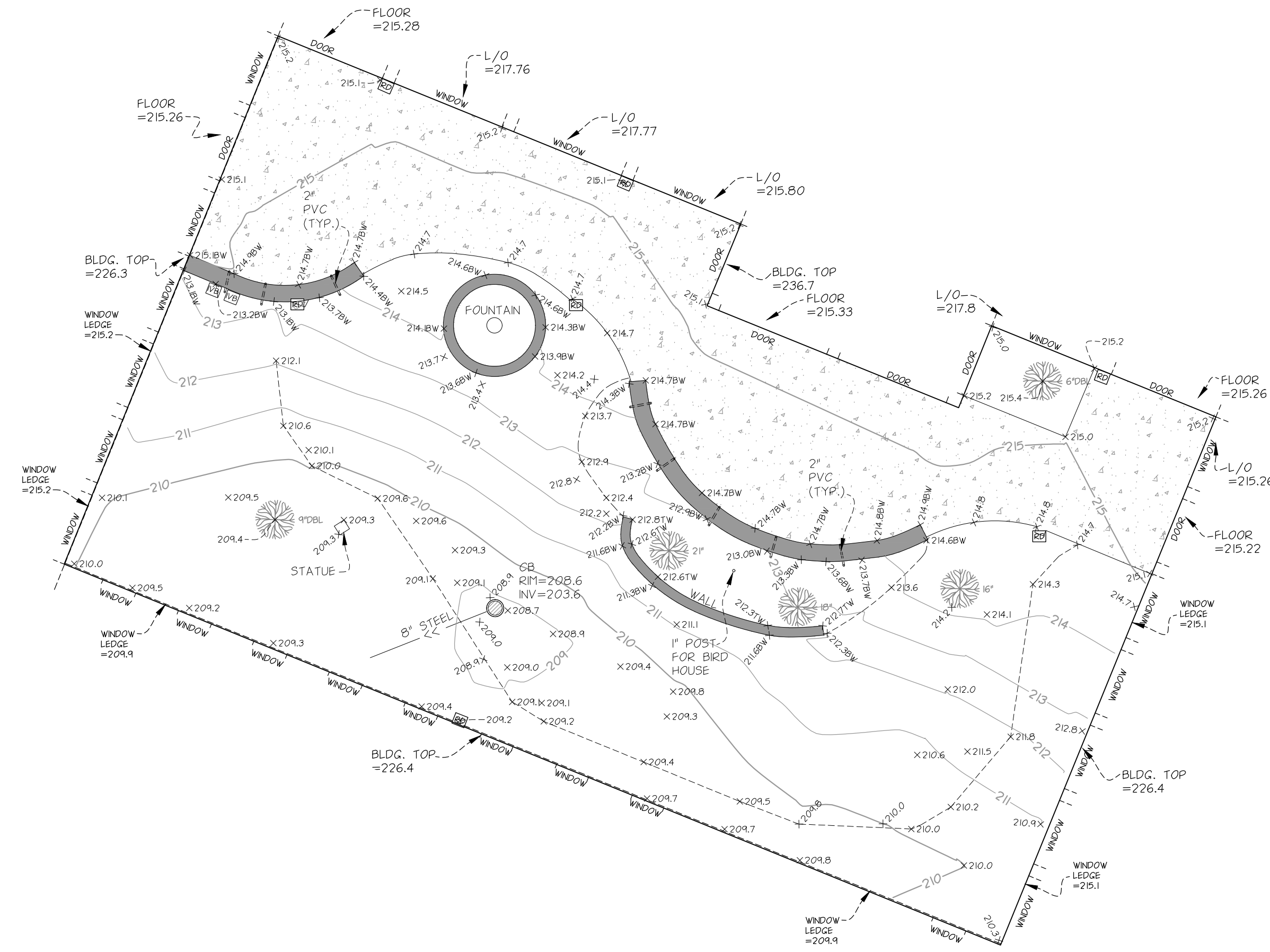
ELEVATIONS BASED ON INFORMATION AS SHOWN ON RAMSEY COUNTY SURVEYORS OFFICE WEBSITE. TOP NUT HYDRANT AT THE SOUTHEAST CORNER OF ST. ANTHONY AVE AND FINN STREET HAS AN ELEVATION OF 206.54 (ST. PAUL DATUM).

UNDERGROUND UTILITIES NOTES:

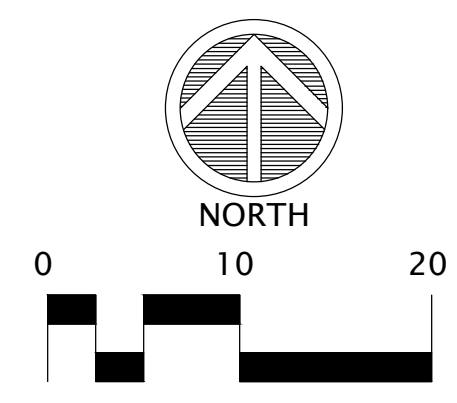
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER 200560058. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST.



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COURTYARD DETAIL

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