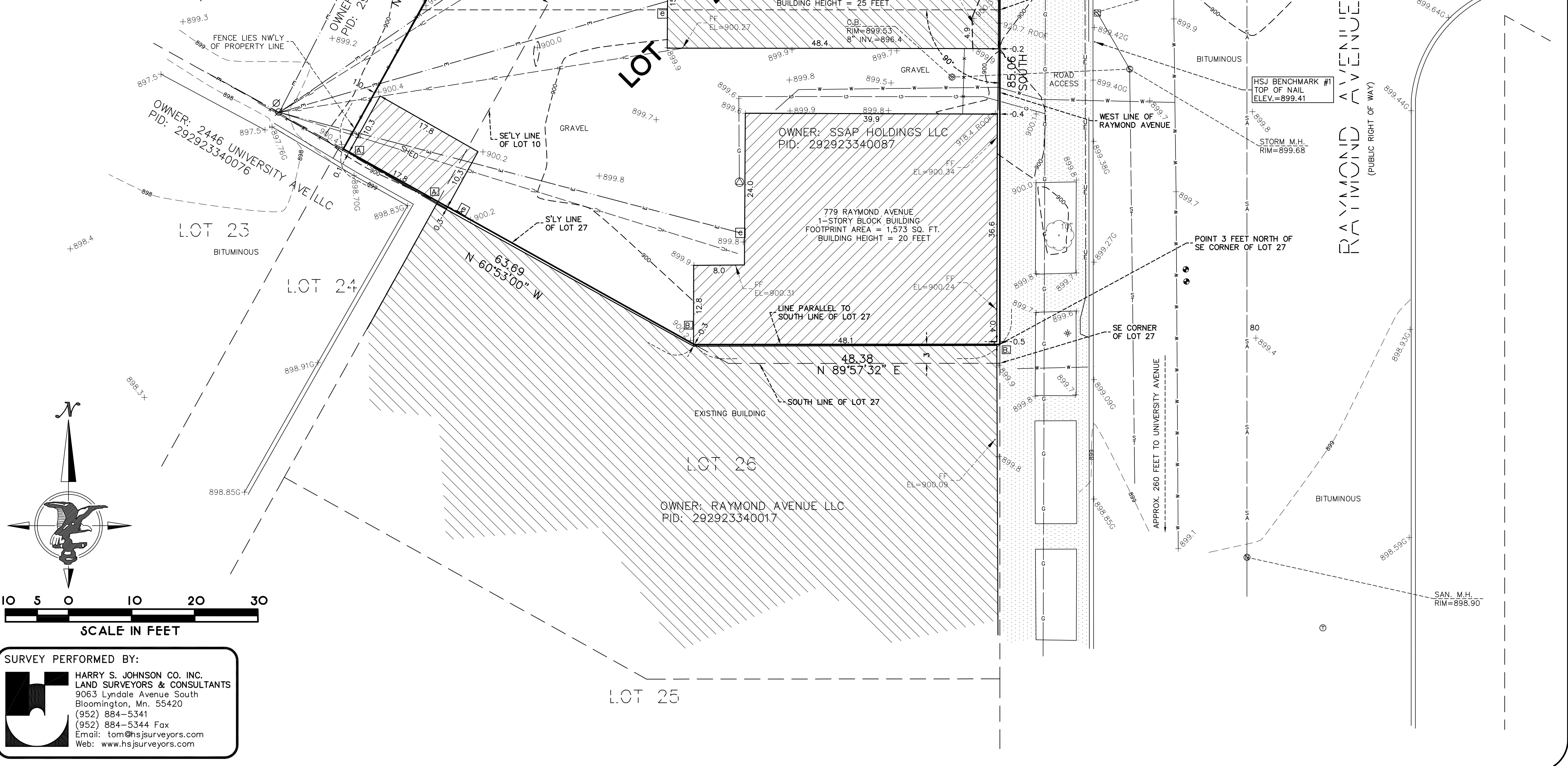


**LEGEND**

- Property Corner
- ▬ Concrete
- ▬ Concrete Curb
- ▬ Fence
- ▬ Overhead Electric
- ▬ Underground Electric
- ▬ Underground Telephone
- ▬ Water
- ▬ Gas
- ▬ Sanitary Sewer
- ▬ Storm Sewer
- ▬ Electric Meter
- ▬ Power Pole
- ▬ Unknown Manhole
- ▬ Gate Valve
- ▬ Catchbasin
- ▬ Catchbasin
- Deciduous Tree (Dia. in In.)
- Light Pole
- Gas Meter
- Telephone Manhole
- Sanitary Manhole
- Storm Manhole
- Existing Contour
- Existing Spot Elevation
- Existing Spot Elevation

**VICINITY MAP**

NOT TO SCALE



**SCALE IN FEET**

**SURVEY PERFORMED BY:**

**HARRY S. JOHNSON CO. INC.**  
LAND SURVEYORS & CONSULTANTS  
9063 Lyndale Avenue South  
Bloomington, Mn. 55420  
(952) 884-5341  
(952) 884-5344 Fax  
Email: tom@hjsurveyors.com  
Web: www.hjsurveyors.com

**NOTES CORRESPONDING TO SCHEDULE B:**  
There are NO survey matters regarding the Schedule B items listed in Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company Title Commitment Nos. 65283 & 65284, dated October 15, 2019, that can be graphically depicted on the survey.

**STATEMENT OF POTENTIAL ENCROACHMENTS:**  
**A** Metal shed crosses SWly property line as shown on survey.  
**B** Building connected to adjoining building as shown on survey.

**LEGAL DESCRIPTION**

That part of Lot 27 and of the Southeasterly 17.14 feet of Lot 10, Auditor's Subdivision No. 4, lying South of a line run at right angles to West line of Raymond Avenue from a point on said Raymond Avenue 56 feet North from Southeast corner of said Lot 27, Ramsey County, Minnesota except the South 3 feet thereof.  
Abstract Property

AND

That part of Lot 27 and of the Southeasterly 17.14 feet of Lot 10, Auditor's Subdivision No. 4, between two parallel lines run at right angles to West line of Raymond Avenue from points on said West line 56 feet and 88 feet respectively North from Southeast corner of said Lot 27, Ramsey County, Minnesota.  
Abstract Property

**GENERAL NOTES:**

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27123C00806, effective date June 4, 2010.
- Site Area total = 7,169 square feet = 0.165 acres.
- There are a total of 0 striped parking stalls on said property, of which there are 0 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
- This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Items 6a or 6b.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Guaranty Commercial Title, Inc., as agent for Old Republic National Title Insurance Company, having an effective date of October 15, 2019 and bearing file numbers 65283 & 65284.
- There are common walls observed but no party walls designated by the client or by recorded Party Wall Agreements on subject property pursuant to Table A Item 10a.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 19 except as shown.
- Elevation datum is based on NAVD 88 data. HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY) Elevation = 899.41

**LAND TITLE SURVEY**  
ALTA/NSPS w/ ELEVATIONS  
for:  
**AUTUMN LLC**

**SITE: 779, 781 & 783 RAYMOND AVENUE  
ST. PAUL, MINNESOTA**

**CERTIFICATION:**  
To Autumn LLC, a Minnesota limited liability company; SSAP Holdings LLC, a Minnesota limited liability company; Guaranty Commercial Title Inc and Old Republic National Title Insurance 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 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17 and 18 of Table A thereof.

The field work was completed on September 15, 2021.  
Date of Plat or Map: September 22, 2021

*Thomas E. Hodorf*  
Thomas E. Hodorf, L.S.  
Minn. Reg No. 23677

Revision History	Sheet No. <b>1 OF 1</b>	Book <b>667</b>	Page <b>14</b>
	File No. <b>1-3-10552</b>	W.D. Number <b>2021361</b>	CAD Technician <b>CT</b>

**HARRY S. JOHNSON CO., INC.**  
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