

SELBY AVENUE APARTMENTS

1708, 1712, & 1716 SELBY AVE.
ST. PAUL, MN 55104

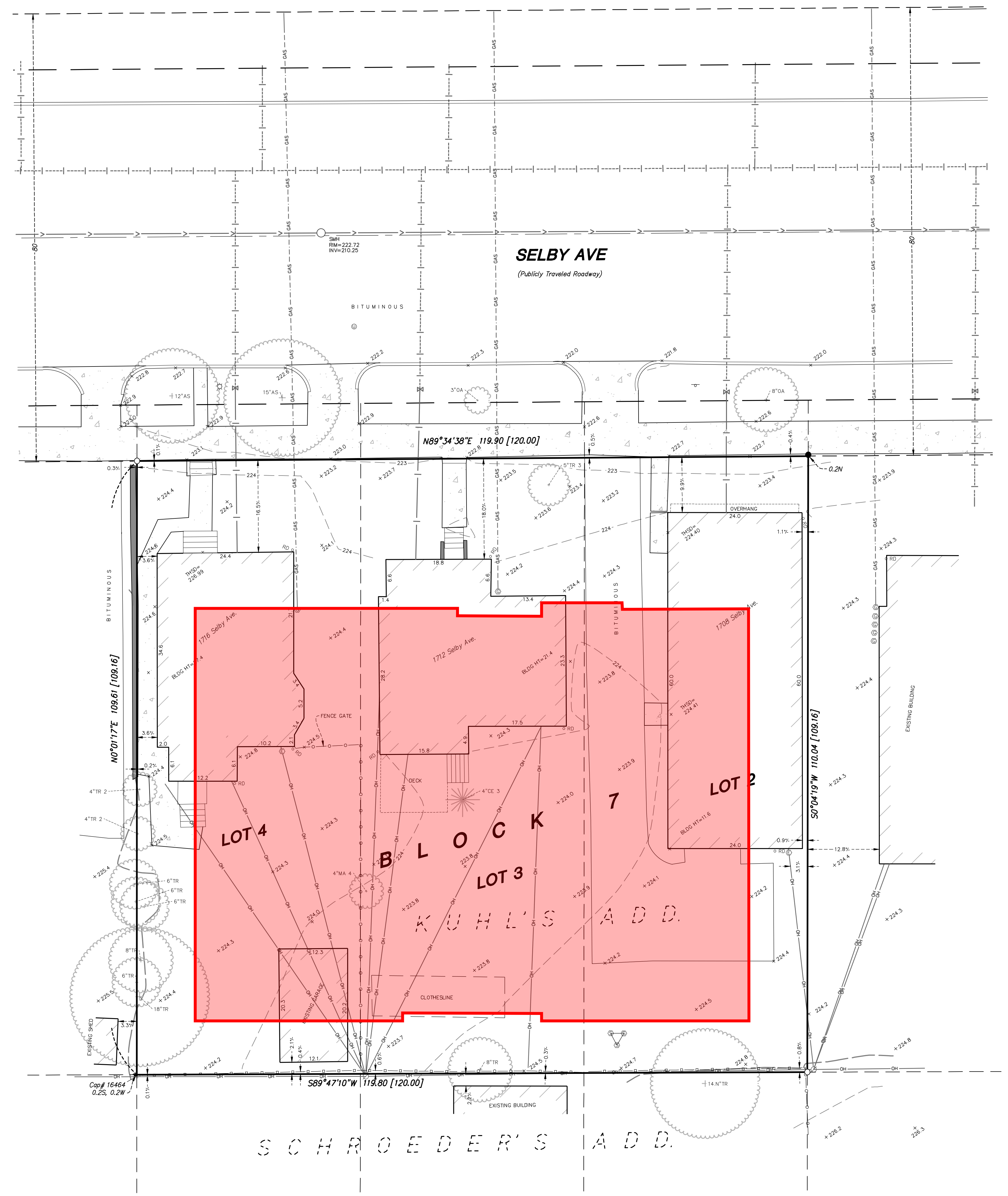
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LOUCKS

PLANNING
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ENVIRONMENTAL

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LEGEND

● FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS SHOWN OTHERWISE	—> STORM SEWER	○ 972 CONTOUR
* FOUND REBAR	—> SANITARY SEWER	○ 972.5 SPOT ELEVATION
○ SET 1/2 INCH X 14 INCH IRON MONUMENT, MARKED "LS 48988"	—> WATERMAIN	☼ CONIFEROUS TREE
⊠ CATCH BASIN	—> UNDERGROUND ELECTRIC	☼ CE CEDAR
⊙ STORM MANHOLE	—> UNDERGROUND FIBER OPTIC	☼ DD DECIDUOUS TREE
○ SANITARY MANHOLE	—> UNDERGROUND GAS	AS ASH
⊙ WATER MANHOLE / WELL	—> UNDERGROUND TELEPHONE	MA MAPLE
⊙ HYDRANT	—> OVERHEAD UTILITY	OA OAK
⊠ GATE VALVE	---> MAPPED UNDERGROUND GAS	TR TREE (GEN)
⊠ ELECTRIC TRANSFORMER	—> WOOD FENCE	
⊙ ELECTRIC METER	—> CHAIN LINK FENCE	
⊙ GAS METER	—> CONCRETE CURB	
⊙ UTILITY MANHOLE	—> RETAINING WALL	
⊠ LIGHT POLE	—> CONCRETE	
⊠ POWER POLE	—> EXISTING BUILDING	
⊠ TELEPHONE PEDESTAL	—> SIGN	
⊙ SATELLITE	—> ROOF DRAIN	

DESCRIPTION OF PROPERTY SURVEYED

(Per Ramsey County property information web site)
Lots 2, 3, and 4, Block 7, KUHLS ADDITION TO THE CITY OF ST. PAUL, Ramsey County, Minnesota.

SURVEY REPORT

- This survey was prepared without the benefit of a Title Commitment. There may or may not be easements of record encumbering this property.
- 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.
- The address, if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork is 1708, 1712, & 1716 Selby Avenue St. Paul, Minnesota 55104.
- The Gross land area is 13,162 +/- square feet or 0.30 +/- acres.
- The bearings for this survey are based on the Ramsey County Coordinate System NAD 83 (1986 Adjust).
Benchmark: Top nut of hydrant located at the northwest corner of Aldine Street and Laurel Avenue.
Elevation = 224.87 (St. Paul Datum)
Site Benchmark: Sanitary manhole invert located north of the property in the middle of Selby Avenue.
Elevation = 210.25 (St. Paul Datum)
- We have shown underground utilities on and/or serving the surveyed property per Gopher State One-Call Ticket Nos. 213540492 & 213540527. The following utilities and municipalities were notified:

CenturyLink	877-366-8344	St. Paul Sewer	651-266-9850
St. Paul Parks	651-632-5129	St. Paul Traffic and Lighting	651-266-8899
St. Paul Regional Water	651-266-6868	Xcel Energy	800-848-7558

 - 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.
 - 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.
- Trees shown hereon are measured at breast height.
- The field work was completed on 01/03/22.
- Snow and ice conditions during winter months may obscure otherwise visible evidence of on site improvements and/or utilities.

CADD QUALIFICATION

CADD files prepared by the Consultant for this project are instruments of the Consultant's 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

01/17/22 SURVEY ISSUED

PROFESSIONAL SIGNATURE

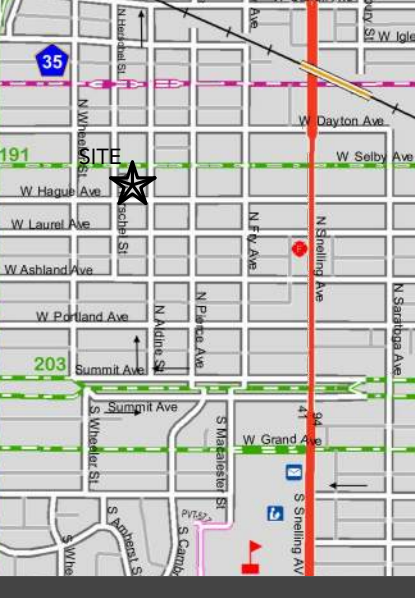
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
Max L. Stanskiowski
Max L. Stanskiowski - PLS

License No. 48988
Date 01/17/22

QUALITY CONTROL

Loucks Project No. 21631
Project Lead MLS
Drawn By SEK
Checked By MLS
Field Crew MJA

VICINITY MAP



BOUNDARY & TOPOGRAPHIC SURVEY

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