

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. SYNSTELIEN
DATE 05-24-2022 LICENSE NO. 44565

QA/QC
FIELD CREW DP & MM
DRAWN BY Craig J.
REVIEWED BY Cody J.
UPDATED BY



REVISION SUMMARY

DATE	DESCRIPTION

PROJECT NO.: 22174.00

ALTA/NSPS LAND TITLE SURVEY

V1.0

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DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1:

The North 151 feet of the South 217 feet of the following described tract:
That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29, Range 22, Ramsey County, Minnesota described as follows: Commencing at a point on a line 33 feet South of the North line of the Northwest Quarter of said Section 27, being the South line of Maryland Street and 257.47 feet West of the Northeast corner of the Northwest Quarter of said Section 27; thence South 00° 08' East, a distance of 390 feet; thence West parallel with the North line of said Northwest Quarter, 293.89 feet to the Easterly line of Prosperity Avenue; thence Northeasterly along the Easterly line of Prosperity Avenue and the Southerly line of Maryland Street; thence East along the South line of Maryland Street, 117.25 feet to the point of beginning, except the South 217 feet thereof, and excepting therefrom the following described parcel which has been conveyed to the City of St. Paul to open, widen and extend Prosperity Avenue, to wit: Commencing at the point of intersection of the Easterly line of Prosperity Avenue and the Southerly line of Maryland Street; thence Southerly 20 feet along the Easterly line of Prosperity Avenue to a point; thence Northeasterly to a straight line to a point on the Southerly line of Maryland Street 20 feet East of the point of beginning; thence Westerly along the Southerly line of Maryland Street 20 feet to the point of beginning, all according to the United States Government Survey thereof, Ramsey County, Minnesota.

Excepting from the above described property the following:
That parcel of land in the North Half of the Northwest Quarter, Section 27, Township 29, Range 22, described as follows: Beginning at the point of intersection of the Easterly line of Prosperity Avenue and the North line of Rose Avenue, as opened, by Council File No. 207351; thence Northeasterly a distance of 28.45 feet along the Easterly line of Prosperity Avenue; thence Southeasterly on a curve to the left having a central angle of 124 degrees 24 minutes, and a radius of 15 feet a distance of 32.54 feet to the North line of Rose Avenue; thence Westerly on the North line of Rose Avenue a distance of 28.45 feet to the point of beginning.

(Abstract Property)

PARCEL 2:

That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 29, Range 22, Ramsey County, Minnesota described as follows: Commencing at a point on a line 33 feet South of the North line of the Northwest Quarter of said Section 27, being the South line of Maryland Street, and 257.47 feet West of the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 27; thence South 00° 08' East, a distance of 390 feet; thence West parallel with the North line of said Northwest Quarter, a distance of 293.89 feet to the Easterly line of Prosperity Avenue; thence Northeasterly along the Easterly line of Prosperity Avenue 321.28 feet; being a line at an angle of 124°24' to the right from the last described line; thence at an angle to the left of 37°06', a distance of 125 feet, to a point being the intersection of the Easterly line of Prosperity Avenue and the South line of Maryland Street; thence East along the South line of Maryland Street, 117.25 feet to the point of beginning, except the South 217 feet thereof, and excepting therefrom the following described parcel which has been conveyed to the City of St. Paul to open, widen and extend Prosperity Avenue, to wit: Commencing at the point of intersection of the Easterly line of Prosperity Avenue and the Southerly line of Maryland Street; thence Southerly 20 feet along the Easterly line of Prosperity Avenue to a point; thence Northeasterly to a straight line to a point on the Southerly line of Maryland Street 20 feet East of the point of beginning; thence Westerly along the Southerly line of Maryland Street 20 feet to the point of beginning, all according to the United States Government Survey thereof, Ramsey County, Minnesota.

(Abstract Property)

GENERAL SURVEY NOTES

- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top nut of fire hydrant at the southwest corner of subject property, as shown hereon. Elevation = 863.77
- 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.

ALTA/NSPS LAND TITLE SURVEY NOTES

(numbered per Table A)

- Monuments placed and/or found at all major corners of the boundary of the surveyed property as shown hereon.
- Site Address: 1180 & 1186 Prosperity Avenue, St. Paul, Minnesota.
- This property is contained in Zone X (area determined to be the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0110G, effective date of June 4, 2010.
- The Gross land area is 49,784 +/- square feet or 1.143 +/- acres.
- The current Zoning for the subject property was not provided to the Surveyor. 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.
- (a) The subject property has no buildings.
- Substantial features observed in the process of conducting the fieldwork as shown hereon. Please note that seasonal conditions may inhibit our ability to visibly observed all site features located on the subject property.
- The number of striped parking stalls on this site are as follows: No parking stalls were observed by the Surveyor.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from Ramsey County on-line records.

SURVEY REPORT

1. This map and report was prepared with the benefit of a Commitment for Title Insurance issued by First American Title Insurance Company, File No. NCS-1124769-MPLS, dated April 12, 2022. We note the following with regards to Schedule B of the herein referenced Title Commitment:

- Item no.'s 1-8, and 12-14 are not survey related.
- The following are numbered per the referenced title Commitment:
 - Subject to Rose Avenue as laid out, traveled, shown on available maps and disclosed by the following:
 - Warranty Deed in favor of the City of Saint Paul dated February 1, 1965, recorder February 3, 1965 as Document No. 1640930.
 - Opening of Rose Ave. by the City of Saint Paul as disclosed by Plan recorded December 21, 1970 as Document No. 1789394.
 - Opening of Rose Ave. by the City of Saint Paul as disclosed by Plan recorded May 18, 1971 as Document No. 1799651.

Rose Avenue is along the south side of the property.
 - Subject to Prosperity Avenue as laid out, traveled, shown on available maps and disclosed by the following:
 - Opening of Prosperity Ave. by the City of Saint Paul as disclosed by Plan recorder February 2, 1968 as Document No. 1718166.

Prosperity Ave. is along the west side of the property and the parcel deeded to the City is at the southwest corner of the property.
 - Subject to Maryland Avenue as laid out, traveled, shown on available maps and disclosed by the following:
 - Easement for highway and utility purposes in favor of Ramsey County as contained in Permanent Highway Easement dated September 27, 2010, recorded March 15, 2011 as Document No. 4271509.

The highway easement is along the north boundary of the property.

- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Retaining wall crosses property line. **Wall is at the northeast corner of subject property.**
 - Overhead Electric line crosses subject property without the benefit of an easement. **Electric line crosses the center portion of the subject property at an angle.**
 - 10 foot wide road widened 10-25-67 per Ramsey County half section Map. **No document was provided to the surveyor, the parcel is along the south side of Maryland Ave.**

ALTA CERTIFICATION

To: The Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, a public body corporate and politic; MWF Properties; and First American 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 2021 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, 7(a), 8, 9, and 13 of Table A thereof.
The fieldwork was completed on 05-09-2022.
Dated this 24th day of May, 2022.

Rory L. Synstelien
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Minnesota License No. 44565

Linetype & Symbol Legend

—E— ELECTRIC LINE	⊠ AIR CONDITIONER	⊠ UTILITY VAULT
- - -E - - -E - - - ELECTRIC LINE (RECORD)	⊠ CABLE TV BOX	⊠ UTILITY MANHOLE
- - -F - - -F - - - FIBER/COMM. LINE	⊠ ELECTRIC MANHOLE	⊠ ELECTRICAL OUTLET
- - -F - - -F - - - FIBER/COMM. LINE (RECORD)	⊠ ELECTRIC TRANSFORMER	⊠ HAND HOLE
G GASMAIN	⊠ ELECTRICAL METER	⊠ BOLLARD
- - -G - - -G - - - GASMAIN (RECORD)	⊠ FIBER/COMM. MANHOLE	⊠ FLAG POLE
DH OVERHEAD UTILITIES	⊠ POWER POLE	⊠ FUEL TANK
- - -S - - -S - - - SANITARY SEWER	⊠ GUY WIRE	⊠ HANDICAP SYMBOL
- - -S - - -S - - - SANITARY SEWER (RECORD)	⊠ GAS METER	⊠ LIGHT POLE
- - -SS - - -SS - - - STORM SEWER	⊠ GAS MANHOLE	⊠ MAIL BOX
- - -SS - - -SS - - - STORM SEWER (RECORD)	⊠ GAS VALVE	⊠ SIGN
T TELEPHONE LINE	⊠ ROOF DRAIN	⊠ CONIFEROUS TREE
- - -T - - -T - - - TELEPHONE LINE (RECORD)	⊠ SEWER CLEAN OUT	⊠ DECIDUOUS TREE
W WATERMAIN	⊠ SANITARY MANHOLE	⊠ CATCH BASIN
- - -W - - -W - - - WATERMAIN (RECORD)	⊠ STORM MANHOLE	⊠ FLARED END SECTION
x CHAINLINK FENCELINE	⊠ WATER VALVE	⊠ TELEPHONE BOX
□ WOODEN FENCELINE	⊠ WELL	⊠ TELEPHONE MANHOLE
—O— GUARDRAIL		⊠ TRAFFIC SIGNAL
CONCRETE SURFACE		⊠ HYDRANT
PAVER SURFACE		⊠ FIRE CONNECTION
BITUMINOUS SURFACE		⊠ POST INDICATOR VALVE
GRAVEL/LANDSCAPE SURFACE		⊠ WATER MANHOLE
		⊠ WATER VALVE
		⊠ WELL

