## LEGAL DESCRIPTION 567 RANDOLPH:

That part of the East 160 feet of the East half of said Block 30, Stinson, Brown and Ramsey's Addition to St. Paul, Ramsey County, Minnesota, lying Southerly of a line extended from a point on the East line of said East half of Block 30, distant 128 feet Southerly from the Northeast corner thereof to a point on the West line of said East 160 feet of the East half of said Block 30 distant 165 feet Southerly from the Northwest corner thereof, together with that part of vacated Oneida Street that accrues thereto, Excepting those parts of the aforedescribed lands lying in the Southerly 38.00 feet of said Block 30 acquired by the City of Saint Paul for widening Randolph Avenue.

## LEGAL DESCRIPTION 533 RANDOLPH:

**LEGEND** 

—X——X—

= CATCH BASIN

= FIRE HYDRANT

= POWER POLE

= WELL

= GATE VALVE

= LIGHT POLE

= FENCE LINE

—— S —— = SANITARY SEWER LINE

----- ST---- = STORM DRAIN LINE

——— E ——— = OVERHEAD UTILITY LINE

- CONCRETE SURFACE

——W—— = WATER LINE

---- G --- = GAS LINE

= GAS METER

That part of Block 27, Stinson, Brown & Ramsey's Addition, bounded as follows: Commencing at the Southwest corner of said Block; thence Northerly along the West line of said Block 132.69 feet to a point; thence Northeasterly to a point on the West line of Erie Street 187.86 feet North of the intersection of the West line of Erie Street with the South line of said Block; thence Southerly along the West line of Erie Street to the Southerly line of said Block; thence Westerly along said South line to the point of beginning.

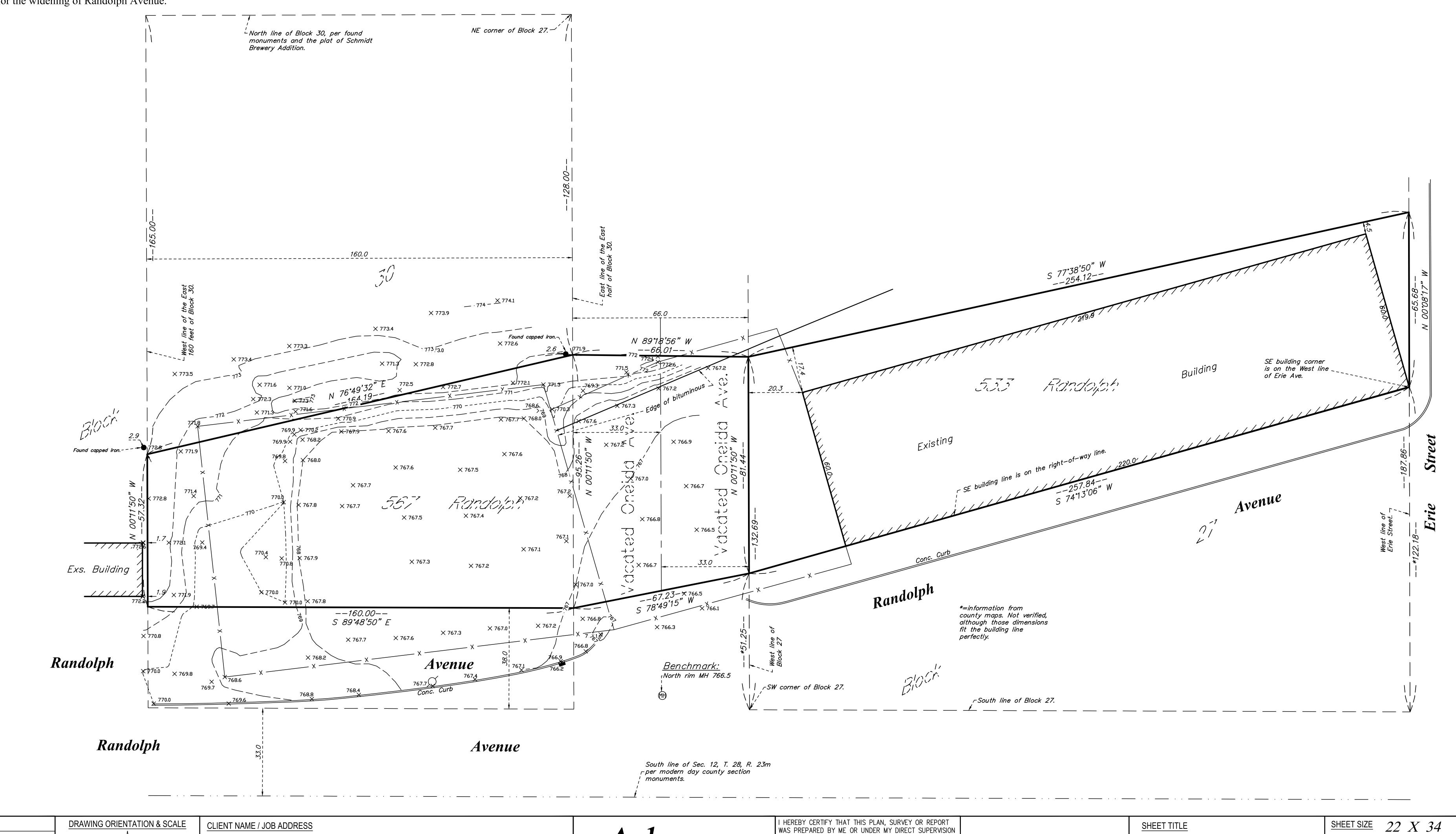
Subject to the rights acquired by the City of St. Paul for the widening of Randolph Avenue.

## SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Showing existing survey markers as they relate to the boundary lines.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- 5. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- 6. While we were never supplied with vacation documents for Oneida Avenue, the deed for 567 Randolph makes
- mention that Oneida was vacated. While we have shown on the survey that Oneida Avenue has been vacated we make no representation that Oneida Avenue has indeed been vacated.
- 7. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

## STANDARD SYMBOLS & CONVENTIONS:

"•" Denotes iron survey marker, set, unless otherwise noted.



REVISION DESCRIPTION

GUARDIAN RECOVERY SERVICES / EURO WERKS OF ST. PAUL

> 533 & 567 RANDOLPH AVENUE ST. PAUL, MN

Surveying & Engineering, Co.

18202 Minnetonka Boulevard, Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com

WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. # 42379

LICENSE NO.

NOVEMBER 20, 2023

DATE DRAFTED: NOVEMBER 20, 2023

DATE SURVEYED: NOVEMBER 20, 2023

EXISTING CONDITIONS SURVEY

DRAWING NUMBER

231590 TB

SHEET NO.

SHEET 1 OF 1