

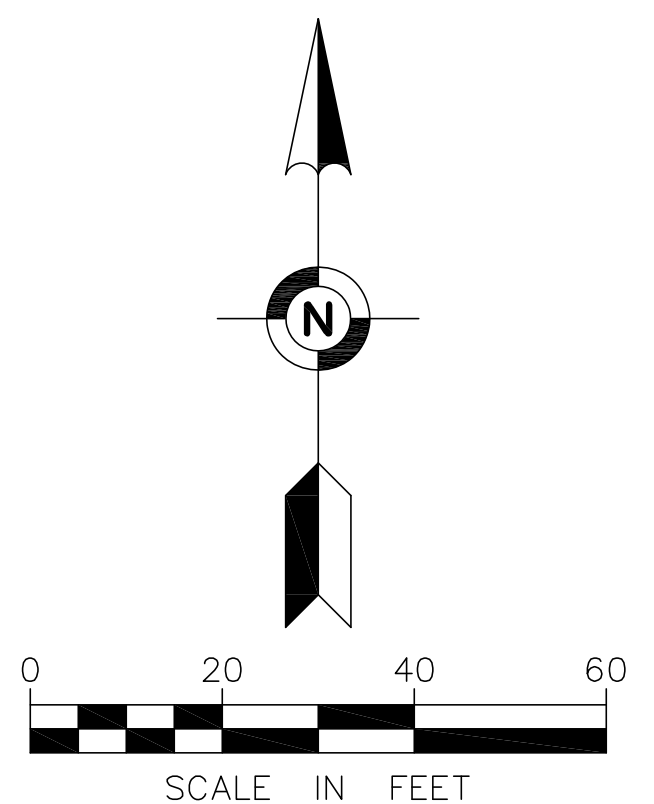
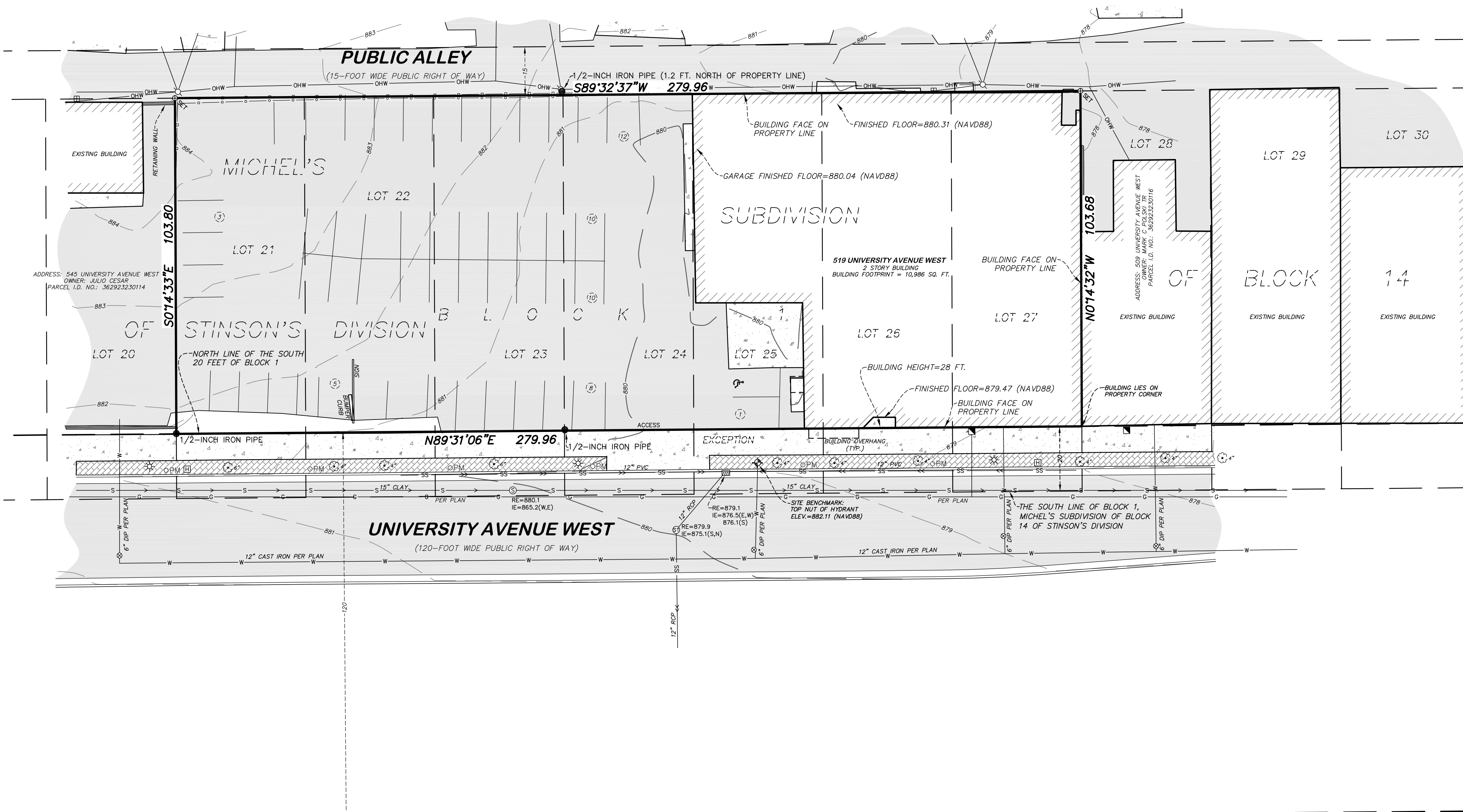
# CERTIFICATE OF SURVEY FOR: Ram Construction

## LEGAL DESCRIPTION:

Lots 21, 22, 23, 24, 25, 26, and 27, Block 1, Michel's Subdivision of Block 14, Stinson's Division of Section 36, Township 29, Range 23, EXCEPT the South 20 feet thereof, Ramsey County, Minnesota.  
(Doc. No. A0481173)

## NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The total area of the property described hereon is 29,040 square feet or 0.66667 acres.
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify the legal description, or the existence of any easements or encumbrances.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 240430983. 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. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described hereon lies within Flood Zone "X" (areas of minimal flood hazard) per Federal Insurance Rate Map No. 27123C 0103 G, dated June 4, 2010.
- BENCHMARK: Top nut of hydrant located South of surveyed building  
Elevation = 882.11 feet. (NAVD88)
- As of the date of this survey the property described hereon contains a total of 50 parking spaces of which 49 are standard spaces and 1 is handicapped.



- FOUND IRON MONUMENT, AS NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 47476
- SET ○ SET PK NAIL

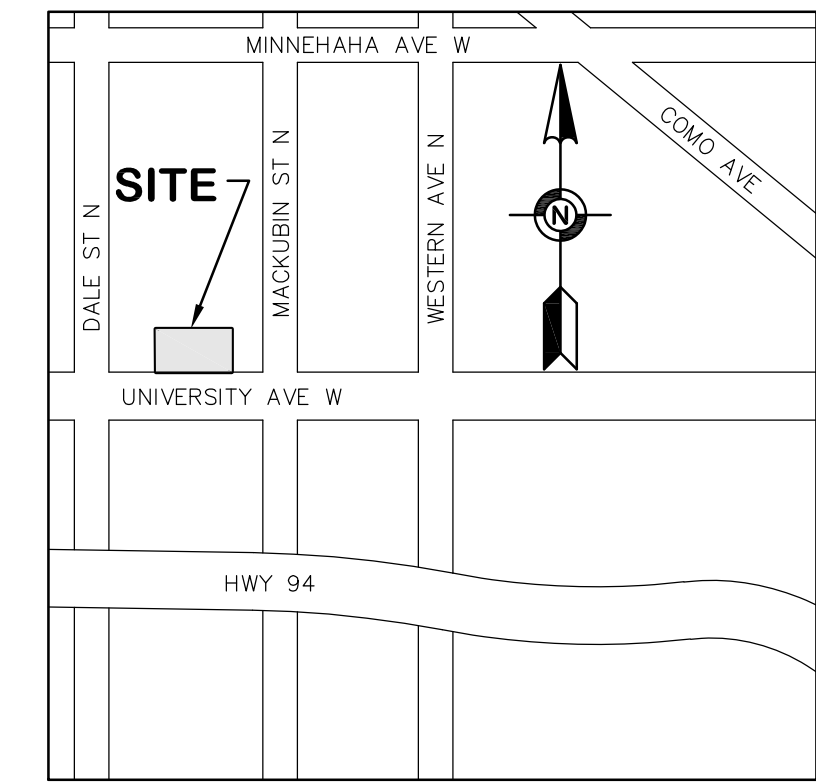
**LEGEND:**

●	BENCHMARK	—○—○—○—	CHAIN LINK FENCE
○	SANITARY MANHOLE	—○—	WOOD FENCE
⊗	STORM MANHOLE	—S—	SANITARY SEWER
⊗	CATCH BASIN	—SS—	STORM SEWER
⊗	GATE VALVE	—W—	WATERMAIN
⊗	HYDRANT	—OHW—	OVERHEAD WIRE
⊗	ELECTRIC METER	—920—	EXISTING CONTOUR LINE
⊗	HANDHOLE	○	TREE
⊗	LIGHT	■	BITUMINOUS SURFACE
⊗	UTILITY POLE	■	CONCRETE SURFACE
⊗	GAS METER	■	BRICK SURFACE
⊗	HANDICAPPED PARKING SPACE	■	WALL
⊗	PARKING METER		
⊗	PARKING COUNT		

**GOPHER STATE ONE CALL NOTE:**

List of utilities notified per Gopher State One Call Ticket No. 240430983.

COMCAST	ST PAUL SEWER
CENTURYLINK - CTQL	ST PAUL TRAFFIC AND LIGHTING
METRO TRANSIT TRACTION/POWER	ST PAUL PARKS
METRO TRANSIT SIGNALS	LEVEL 3 NOW LUMEN
MCI	XCEL ENERGY
ST PAUL REGIONAL WATER	



## CERTIFICATION:

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.

Date of survey: February 23, 2024.  
Date of signature: February 28, 2023.

*Eric A. Roeser*  
Eric A. Roeser  
Minnesota License No. 47476  
eroeser@efnsurvey.com

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		TV	NO.	DATE
				DESCRIPTION
DRAWN BY: DAV				
CHECKED BY: FAR				

# CERTIFICATE OF SURVEY

**SURVEY FOR:**  
**Ram Construction**

**PROPERTY ADDRESS:**  
**519 University Avenue West  
St. Paul, Minnesota 55103**

**EFNS**  
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land surveyors since 1872