

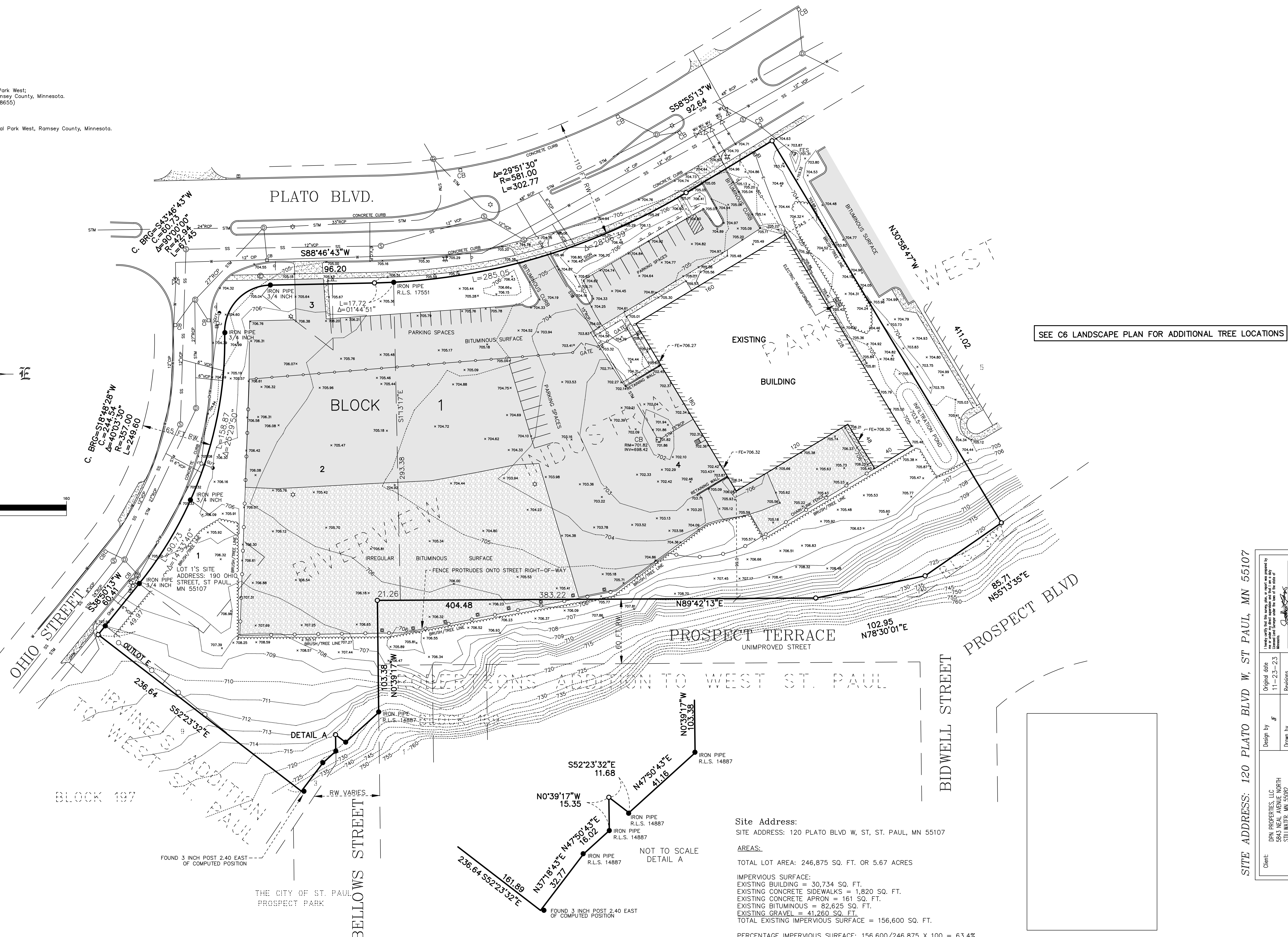
CERTIFICATE OF SURVEY

Legal Description:

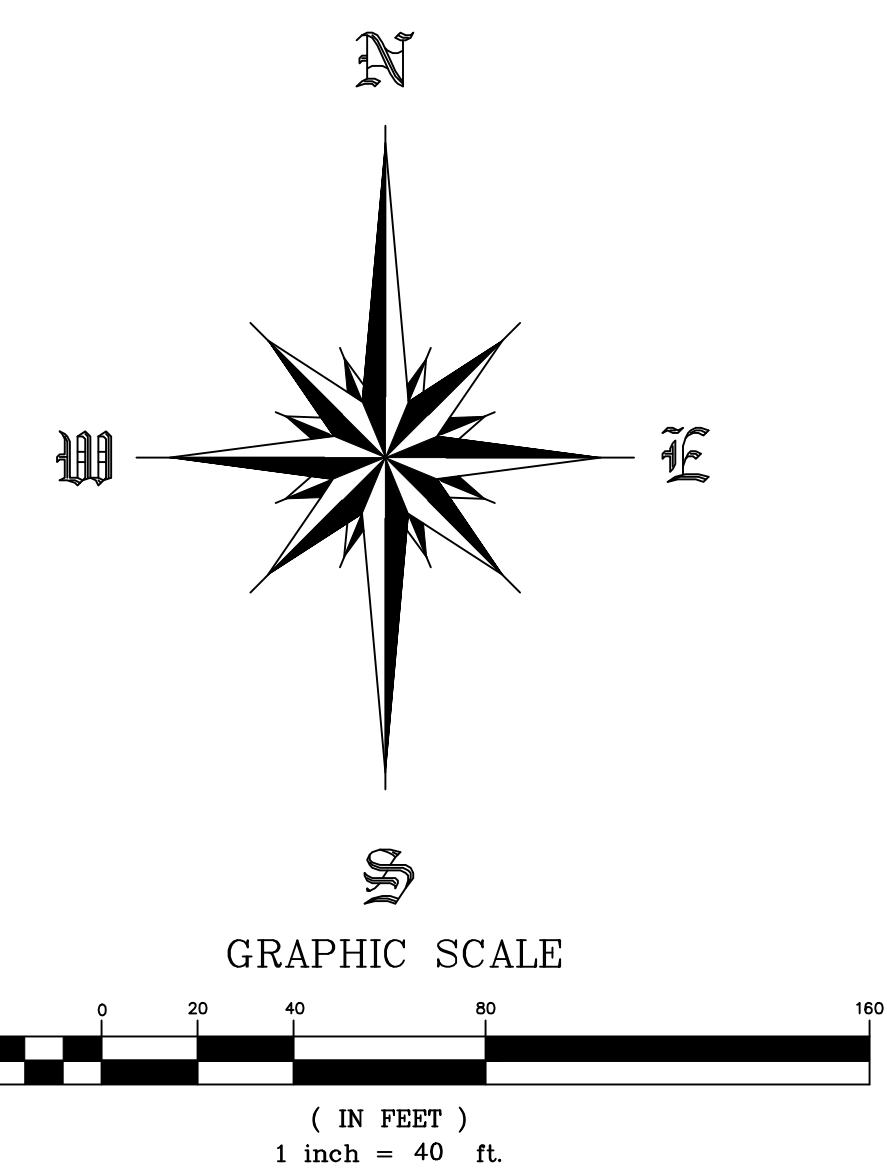
Lots 1 and 3, Block 1, Riverview Industrial Park West;
 Outlot E, Riverview Industrial Park West, Ramsey County, Minnesota.
 Torrens Property (Certificate of Title No. 618655)

and

Lot 2 and Lot 4, Block 1, Riverview Industrial Park West, Ramsey County, Minnesota.
 Abstract Property



SEE C6 LANDSCAPE PLAN FOR ADDITIONAL TREE LOCATIONS



LEGEND

- Denotes Iron Monument found size, type, & R.L.S. as noted.
- Denotes 12" Common Spike Set capped RLS 16464
- ××××× Denotes Existing Spot Elevation
- Denotes Existing Contour
- STM Denotes Storm Sewer Line
- SS Denotes Sanitary Sewer Line
- W Denotes Water Line
- OHW Denotes Overhead Utility Wires
- E Denotes Underground Electric Wire
- G Denotes Underground Gas Line
- Denotes Chain Link Fence
- Denotes Guy Anchor
- Denotes Sign
- Denotes Fire Hydrant
- Denotes Water Valve
- Denotes Utility Pole
- Denotes Light Pole
- Denotes Catch Basin
- Denotes Electrical Outlet Box
- Denotes Utility Pedestal
- Denotes Gas Meter
- Denotes Electric Meter
- Denotes Storm Manhole
- Denotes Electric Manhole
- Denotes Sewer Manhole
- Denotes Bituminous Surface
- Denotes Concrete Surface
- Denotes Gravel Surface

BASIS OF BEARINGS: RAMSEY COUNTY PLANE NAD83

Site Address:
 SITE ADDRESS: 120 PLATO BLVD W, ST. ST. PAUL, MN 55107

AREAS:
 TOTAL LOT AREA: 246,875 SQ. FT. OR 5.67 ACRES

IMPERVIOUS SURFACE:
 EXISTING BUILDING = 30,734 SQ. FT.
 EXISTING CONCRETE SIDEWALKS = 1,820 SQ. FT.
 EXISTING CONCRETE APRON = 161 SQ. FT.
 EXISTING BITUMINOUS = 82,625 SQ. FT.
 EXISTING GRAVEL = 41,260 SQ. FT.
 TOTAL EXISTING IMPERVIOUS SURFACE = 156,600 SQ. FT.

PERCENTAGE IMPERVIOUS SURFACE: 156,600/246,875 X 100 = 63.4%

SITE ADDRESS: 120 PLATO BLVD W, ST PAUL, MN 55107

Original date 11-23-23	Design by JF	Client DPN PROPERTIES, LLC 5843 NEAL AVENUE NORTH STILLWATER, MN 55082
Revisions 3-21-24	Drawn by	Client LAKE AND LAND SURVEYING, INC. SUBSIDIARY/CIVIL ENGINEERING 1200 CENTRE POINTE, SUITE 375 FRANKLIN, MN 55120 PHONE: (612) 820-3620 E-MAIL: LAKEANDLAND@OUTLOOK.COM
Page title EXISTING CONDITIONS	Survey book No. S.A.P. number 2018.226B	Sheet number of

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