



**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument with plastic cap 15480, unless otherwise noted.
- ⊙ Denotes 1.7 inch diameter copper magnetized marker with disc affixed stamped LS-44890 set
- CB Denotes catch basin
- CBOX Denotes control box
- CS Denotes curb stop
- CWPB Denotes crosswalk push button
- EB Denotes electric box
- EM Denotes electric meter
- EMH Denotes electric manhole
- FF Denotes finished floor
- GAS V Denotes gas valve
- GM Denotes gas meter
- GMH Denotes gas manhole
- GP Denotes guard post
- GW Denotes guy wire
- GYP Denotes guy pole
- HCR Denotes disabled ramp
- HHC Denotes communication handhole
- HHE Denotes electric handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- LC Denotes metal cover
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PPLP Denotes power and light pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SB Denotes soil boring
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TNH Denotes top nut of fire hydrant
- TRANS Denotes transformer
- UCE Denotes underground electric line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- WV Denotes water valve
- BAS Denotes Basswood tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- LDC Denotes Locust tree
- MPL Denotes Maple tree
- TR Denotes deciduous tree

**DESCRIPTION OF PROPERTY SURVEYED**

(Per First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1210887-MPLS, commitment date February 19, 2024)

Parcel 1.

Lot 10, Block 4, together with that part of adjoining Conway Street, vacated, lying between the extensions across said street of the East line of the West 4 feet of Lot 9, Block 10, Robert L. Ware's Eastern Heights, and the West Line of said Lot 10, all in Hudson Road Gardens.

Parcel 2.

The West 4 feet of Lot 9 and Lots 10 and 11, Block 10, together with that part of adjoining Conway Street, vacated, lying between the extensions across said street of the West line of said Lot 11 and the East line of the West 4 feet of said Lot 9, Robert L. Ware's Eastern Heights.

(Torrens Property, Certificate of Title No. 281952)

Property is located in Ramsey County, Minnesota.

**PLAT RECORDING INFORMATION**

The plat of Robert L. Ware's Eastern Heights was filed of record on June 28, 1909.

The plat of Hudson Road Gardens was filed of record on November 22, 1920.

**TITLE COMMITMENT**

First American Title Insurance Company Commitment for Title Insurance Commitment No. NCS-1210887-MPLS, commitment date February 19, 2024, was relied upon as to matters of record.

**Schedule B Exceptions:**

① Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.

- 12.) Subject to the easements and rights reserved by Section 228 of the St. Paul Legislative Code and to a retained easement for utility purposes to protect the interests of Northern States Power Company as to said parts of vacated Conway Street and those parts of said Lot 10, Block 4, and said Lot 10, Block 10, lying between the North line of said Lot 10, Block 4, and the South line of said Lot 10, Block 10, and lines which are arcs of a circle having a radius of 45 feet and the center of said circle being on a line parallel to and 32 feet South from the South line of said Lot 10, Block 10, and 125 feet East from the extension South of the West line of said Lot 10, Block 10, and to a retained easement for water utility purposes in favor of the City of St. Paul as to the North 32 feet of said part of vacated Conway Street in said Parcel 2, all as set forth in the instrument filed in the office of the Registrar of Titles as Document No. 614289, and as shown by recital on the certificate of title. (shown on survey)
- 13.) Subject to a reservation by State of Minnesota of all minerals and mineral rights as to said Parcel 1, as shown by recital on the certificate of title.
- 14.) Condemning and taking by the City of St. Paul of right of way for the widening of East Third Street, and easement for slopes, cuts, and fills in the grading of East Third Street, as contained in instruments recorded November 18, 1935, as Document Nos. 154337 and 154338. (shown on survey)
- 15.) Opening, recorded June 26, 1964, as Document No. 472514, is a memorial on the certificate of title. (shown on survey)
- 16.) Easement for street purposes and easement for slopes, cuts, and fills in the grading and paving of White Bear Avenue, acquired by the City of St. Paul, as evidenced by Resolution Ratifying and Confirming Condemnation and Award of Damages and Assessment Thereof, a certified copy of which was recorded May 29, 1996, as Document No. 1121836. (shown on survey)
- 17.) Easement for facilities for the transmission and distribution of electrical energy, and rights incidental thereto, in favor of Northern States Power Company, d/b/a Xcel Energy, as contained in Electric Easement dated August 10, 2012, recorded October 9, 2012, as Document No. 2187703. (shown on survey)

**GENERAL NOTES**

- 1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- 2.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 240850953 and 240850959.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**FLOOD ZONE NOTE**

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map No. 27123C0010C, dated June 4, 2010, Community No. 275248. This information was obtained from the FEMA Map Service Center web site.

**PARKING**

No designated parking spaces were observed on site.

**AREAS**

Gross = 98,341 square feet or 2.258 acres  
 Net = 96,887 square feet or 2.224 acres  
 (excludes street opening and street easement)

Proposed Parcel 1 = 16,659 square feet or 0.382 acres  
 Proposed Parcel 2 = 69,545 square feet or 1.597 acres  
 Proposed Parcel 3 = 10,883 square feet or 0.245 acres

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.

Dated this 27th day of June, 2024

SUNDE LAND SURVEYING, LLC  
 By: *Leonard F. Carlson*  
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date

Drawing Title:  
**CERTIFICATE OF SURVEY FOR:  
 PROPOSED LOT SPLIT OF:  
 BEACON INTERFAITH HOUSING COLLABORATIVE  
 OF: 510 WHITE BEAR AVE., ST. PAUL, MN**

**SUNDE LAND SURVEYING**  
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Project: 2024-040	Blk/Pg: 11/53/12	Date:
Township: 29	Range: 22	Section: 35
File: 2024040001 LOT SPLIT.dwg		Sheet: 1 of 1

