

CERTIFICATE OF SURVEY FOR:
Rondo Community Land Trust

LEGAL DESCRIPTION:

Lots 4, 5 and 6, BLOCK 5, HOLCOMBE'S ADDITION TO ST PAUL, Except that part of Lot 6 lying West of a line described as follows:

Commencing at a point on the North line of said LOT 6, which is 1.60 feet East of the Northwest corner thereof; thence running Southerly to a point on the South line of said Lot 6, which is 1.00 foot East of the Southwest corner of said lot, Ramsey County, Minnesota

Personal Representative's Deed - Individual P.R. to Corporation Document No. A05000084, recorded August 31, 2023

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
- The address of the property described hereon is 642 Selby Avenue, Saint Paul Minnesota, 55104
- The property described hereon lies within Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123C 0085 G, dated June 4, 2010.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6282 W" GSID Station #100521
Elevation = 909.50 feet. (NAVD88)

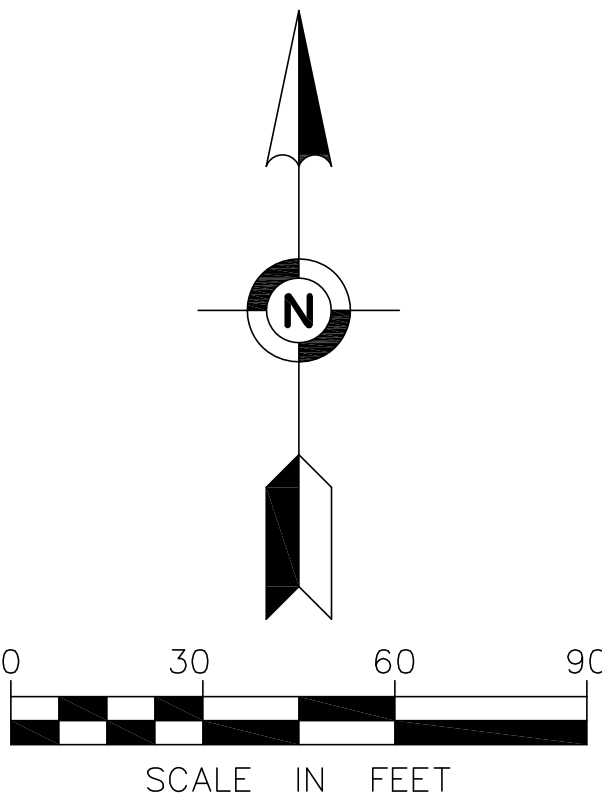
SITE BENCHMARK: 5/8-inch rebar with cap marked "EFN CONTROL" lying southerly of surveyed property
Elevation = 920.03 feet (NAVD88)

- 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. 243201930. 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.
- This survey shows only those improvements visible during the field survey, some structures and improvements covered by ice and snow, or underground may not be shown.

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 243201930.

Company Name	Customer Service
COMCAST	
CENTURYLINK - CTLOL	(877)366-8344
EXTENET SYSTEMS LLC	(866)892-5327
MOI	(800)624-9675
METRO TRANSIT FACILITIES	(612)349-7317
ST PAUL REGIONAL WATER	(651)266-6350
ST PAUL SEWER	
ST PAUL TRAFFIC AND LIGHTING	
ST PAUL PARKS	(800)895-4999
XCEL ENERGY	(800)961-6500
ZAYO BANDWIDTH	



- FOUND 1/2-INCH OPEN IRON PIPE, UNLESS OTHERWISE NOTED
- ⊗ FOUND PK NAIL
- SET ● SET DISC MARKED WITH LICENSE NUMBER 53536

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.

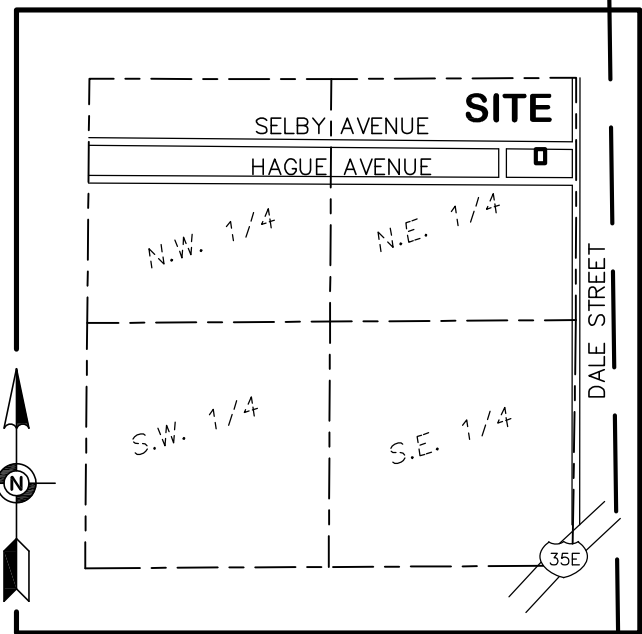
Date of survey: December 2, 2024.
Date of signature: December 10, 2024.

Christopher A. Terwedo
Minnesota License No. 53536
cterwedo@efnsurvey.com

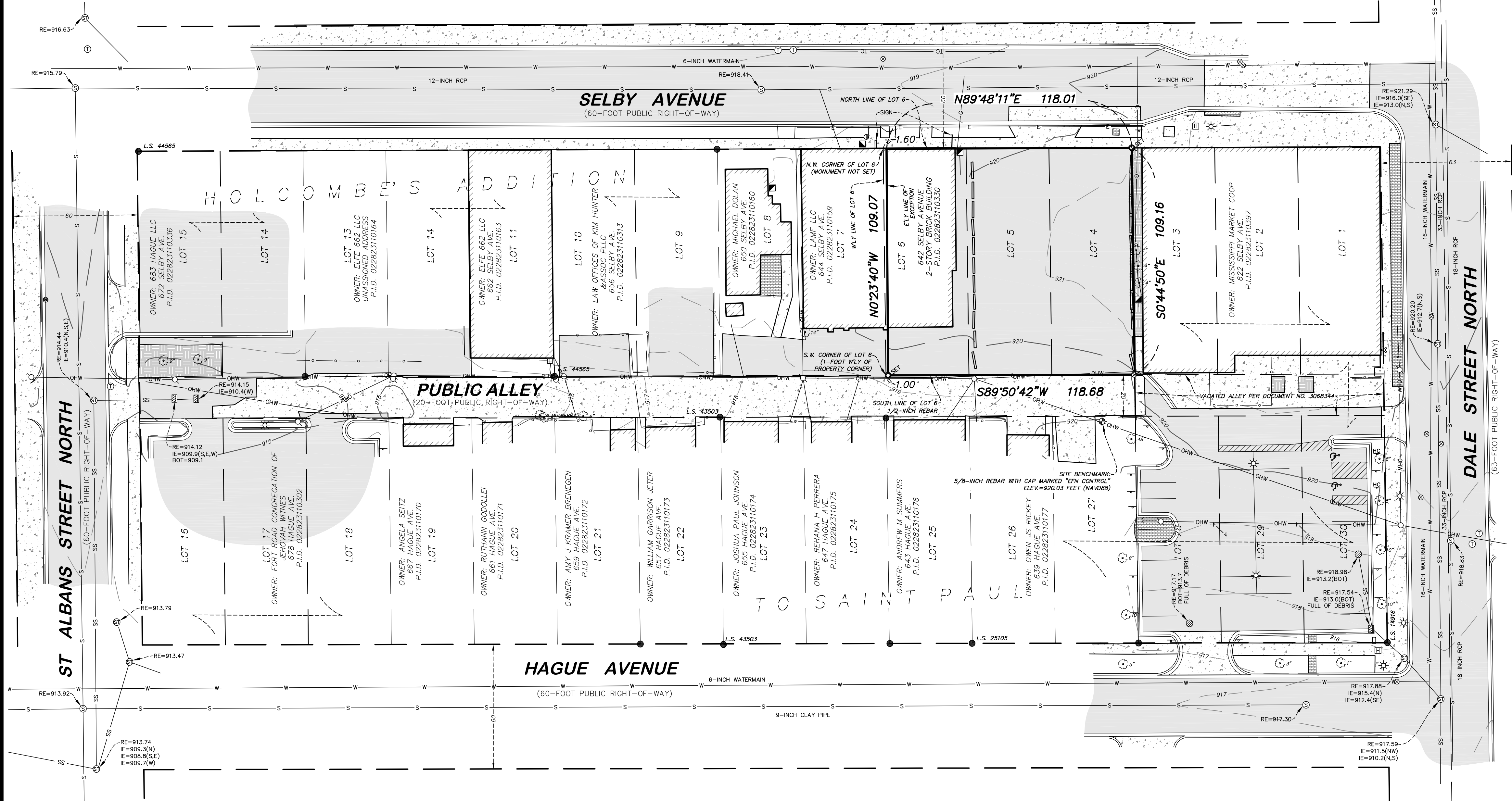


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land surveyors since 1872

SECTION 02, T 28 N, R 23 W



VICINITY MAP
NO SCALE



LEGEND:

- | | | | |
|---|---------------------------|---------|-----------------------|
| ⊗ | SANITARY MANHOLE | —○—○—○— | CHAIN LINK FENCE |
| ⊗ | STORM MANHOLE | —○—○—○— | GUARDRAIL |
| ⊗ | CATCH BASIN | —○—○—○— | SANITARY SEWER |
| ⊗ | AUTO SPRINKLER | —○—○—○— | STORM SEWER |
| ⊗ | GATE VALVE | —○—○—○— | WATERMAIN |
| ⊗ | HYDRANT | —○—○—○— | OVERHEAD WIRE |
| ⊗ | HANDHOLE | —○—○—○— | UNDERGROUND GAS |
| ⊗ | LIGHT | —○—○—○— | EXISTING CONTOUR LINE |
| ⊗ | UTILITY POLE | —○—○—○— | TREE |
| ⊗ | GUY WIRE | —○—○—○— | BITUMINOUS SURFACE |
| ⊗ | TELEPHONE MANHOLE | —○—○—○— | CONCRETE SURFACE |
| ⊗ | SIGN | —○—○—○— | BRICK PAVERS |
| ⊗ | GAS METER | —○—○—○— | |
| ⊗ | BOLLARD | —○—○—○— | |
| ⊗ | HANDICAPPED PARKING SPACE | —○—○—○— | |

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		TV	NO.	DATE
		DRAWN BY:	DESCRIPTION	
		RRR		
DRAWING NAME:				
42359 Existing Conditions Survey - Rondo Community Land Trust St Paul 2024-12-10.dwg				
JOB NO. 42359				
FILE NO. 3018				
		CHECKED BY:		
		CAT		

CERTIFICATE OF
SURVEY

SURVEY FOR:

Rondo Community Land Trust

PROPERTY ADDRESS:

642 Selby Avenue
St. Paul, Minnesota 55104