



#### DESCRIPTION OF PROPERTY SURVEYED

(Per Quit Claim Deed Doc. No. A05024672)

Lots 3 and 4, Block 17, Merriam Park, according to the recorded plat thereof, Ramsey County, Minnesota.

#### PLAT RECORDING INFORMATION

The plat of Merriam Park was filed of record on September 6, 1882.

[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

#### TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

#### GENERAL NOTE

- Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- There is a document for the Metropolitan Sewer Service Board, Doc. No. 1822423, that calls out an easement over the subject property, but never defines a legal description for the location of the easement, we have shown the sewer location and easement over it based on available maps.

#### UTILITY NOTES

- 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.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Same underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 242973057, 242920401 and 242920420.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

#### AREA

16,486 square feet or 0.378 acres

#### BENCHMARKS (BM)

- Top of top nut of fire hydrant on the west side of Cleveland Ave at Roblyn Ave heading east.  
Elevation = 221.02 feet (Not shown on survey)
- Top of railroad spike in power pole with light in the southwest quadrant of Cleveland Ave. and Roblyn Ave. heading west.  
Elevation = 220.72 feet
- Top of railroad spike in power pole with underground utilities on the east side of the alley, across from the northeast corner of Lot 4, Block 17, Merriam Park.  
Elevation = 220.62 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum—1929 NGVD. or Add 694.26 feet to convert to 1988 NAVD.

#### LEGEND

- Denotes set scribed "X" in concrete
- Denotes found iron monument
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CIP Denotes cast iron pipe
- COL Denotes building column
- CST Denotes concrete step
- GM Denotes gas meter
- HHC Denotes communication handhole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaping
- OD Denotes overhead door
- OHU Denotes overhead utility lines
- (P) Denotes per plan
- PKS Denotes parking sign
- PPLP Denotes power and light pole
- PPU Denotes power pole with underground utility
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- UGC Denotes underground communication line
- W Denotes water line
- WV Denotes water valve
- ARB Denotes Arborvitae
- MPL Denotes Maple tree
- SPR Denotes Spruce tree

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 7th day of November, 2024

SUNDE LAND SURVEYING, LLC

By: *Arlee J. Carlson*  
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

Added downstream storm MH on Cleveland Ave JMD 2/05/2025		
Revision	By	Date
	JMD	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
and UTILITY SURVEY FOR:  
WOMEN'S ADVOCATES, INC.  
OF: 356 & 362 CLEVELAND AVE. ST. PAUL, MN**

**SUNDE**  
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Project: 2024-134 Bk/Pg: 1210/07 Date: 11/07/2024  
Township: 29 Range: 23 Section: 33  
File: 2024\34001.dwg Sheet: 1 of 1