

DESCRIPTION OF PROPERTY SURVEYED

Parcel A:
That part of Government Lot 4, Section 12, Township 28 North, Range 23 West, Ramsey County, Minnesota described as follows:

Commencing at a granite monument on the North line of said Government Lot 4 at the centerline of Erie Street, said monument is 1085.00 feet East of the Northwest corner of said Government Lot 4; thence on an assumed bearing of West, along said North line of Government Lot 4, a distance of 350.79 feet; thence South 40 degrees 14 minutes West a distance of 43.23 feet to the South line of the North 33.00 feet of said Government Lot 4; thence on a bearing of West, along said South line, a distance of 449.76 feet to the point of beginning of the land to be described; said point is hereinafter known as Point "A"; thence on a bearing of East, along said South line a distance of 856.15 feet to an intersection with a line drawn South 40 degrees 14 minutes West from a point on said North line of Government Lot 4 a distance of 55.60 feet East of said granite monument; thence South 40 degrees 14 minutes West a distance of 556.48 feet; thence North 49 degrees 46 minutes West a distance of 653.66 feet to an intersection with a line run Northeastly from a point on the East line of Drake Street 250.00 feet South of said South line of the North 33.00 feet of Government Lot 4 to said Point "A"; thence North 41 degrees 14 minutes 40 seconds East, along said last described line, a distance of 3.50 feet to the point of beginning.

Parcel B:
All that part of Block 27, as platted, and all that part of Randolph Avenue (formerly Ontario Street), as dedicated for public use, in the plat of Stinson, Brown & Ramsey's Addition to Saint Paul, and all that part of Randolph Avenue as opened by the Common Council of the City of St. Paul on May 20, 1873; and all that part of Randolph Avenue as opened per the City of Saint Paul Public Works Drawing No. 1110, Drawer No. 4, dated April 3, 1956; and that part of the North 33.00 feet of Government Lot 4, Section 12, Township 28, Range 23, Ramsey County, Minnesota, described as follows:

Commencing at the Northwest corner of said Government Lot 4; thence East, on an assumed bearing, a distance of 1055.0 feet along the North line of said Government Lot 4 to an intersection with the Southerly prolongation of the West line of Erie Street, said intersection point is 30.00 feet West of a granite monument of said North line of Government Lot 4 denoting the center line of Erie Street, and the point of beginning of the land to be described; thence South 1 degree 10 minutes 20 seconds West a distance of 33.00 feet of said Southerly prolongation of the West line of Erie Street to the South line of the North 33.00 feet of said Government Lot 4; thence on a bearing of West a distance of 393.49 feet, along the South line of said North 33.00 feet of said Government Lot 4; thence North 74 degrees 14 minutes 28 seconds East a distance of 411.23 feet to an intersection with said West line of Erie Street; thence South 1 degree 10 minutes 20 seconds West a distance of 78.70 feet along said West line of Erie Street and said West line Southerly prolongation to the point of beginning.

(Abstract Property)

GENERAL SURVEY NOTES

- Bearings are based on the Ramsey County Coordinate System (1986 Adjustment).
- Elevations are based on the NGVD 29 Datum. Site Benchmark is the top out of the fire hydrant located in the northwest quadrant at the intersection of Randolph Avenue and Webster Street, as shown hereon. Elevation = 774.44.
- We have shown the location of utilities to the best of our ability based on observed evidence together with evidence from the following sources: plans obtained from utility companies, plans provided by client, markings by utility companies and other appropriate sources. We have used this information to develop a view of the underground utilities for this site. 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. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property.
- Site Address: 560 Randolph Avenue, St. Paul, Minnesota 55102.
- This property is contained in Zone X (area determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27123C0092G & 27123C0111G, effective date of June 4, 2010.
- The gross land area is 204,972 +/- square feet or 4.706 +/- acres.
- The names of the adjoining owners of the platted lands, as shown hereon, are based on information obtained from the Ramsey County Interactive Property Map.
- The fieldwork was completed on 1-23-2025.

SURVEY REPORT

- This map and report was prepared with the benefit of a Commitment for Title Insurance issued by Guaranty Commercial Title, Inc. as agent for Old Republic National Title Insurance Company, File No. 68042, dated May 8, 2024. We note the following with regards to Schedule B II Exceptions of the herein referenced Title Commitment:
 - Item no.s 1-9 and 14-15 are not survey related.
 - The following are numbered per the referenced Title Commitment:
 - Right to maintain, operate, use, reconstruct and replace any and all then existing conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities reserved in Deed dated November 2, 1970, filed November 12, 1970 in Book 2237 on Page 339 as Document No. 1786551.
Easement area is shown hereon over the northwesterly, northerly and easterly portions of the subject property.
 - Reservations of all minerals and mineral rights together with incidental access, drilling and mineral rights, by the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, as set forth in Deed filed November 12, 1970, in Book 227 on Page 339 as Document No. 1786551.
Mineral rights area is shown hereon over the northwesterly, northerly and easterly portions of the subject property in the same areas as Item 10 above.
 - All easements, reservations, obligations and restrictions as set forth in Deed executed by Chicago and North Western Transportation Company, a Delaware corporation, dated August 13, 1984, filed February 19, 1985, as Document No. 2254476.
Document reserves rights for Chicago and North Western Transportation Company to protect, maintain, operate, and use any and all drainage, driveways, conduits, sewers, water mains, gas lines, electric power lines, communication lines, wires and other utilities, and easements of any kind whatsoever, and the right to maintain and reconstruct the fence, the floodlights and poles. Said easement area is located over the Southwesterly 3.50 feet of the subject property, as shown hereon.
 - Reservations, terms, conditions, restrictions and easements as set forth in Resolution by the City of Saint Paul filed December 21, 1993, as Document No. 2770455.
Document vacates a portion of Randolph Avenue which is in the area of Parcel B of the subject property, as shown hereon. Document does not specify which easements are reserved.
- Conflicts such as (but not limited to): encroachments, protrusions, access, occupation, and easements and/or servitudes:
 - Chain link and barbed wire fence crosses the northeasterly line of the subject property, as shown hereon.
 - Chain link and barbed wire fence crosses the southeasterly line of the subject property, as shown hereon.

560 Randolph Avenue
Saint Paul, Ramsey County, Minnesota 55102

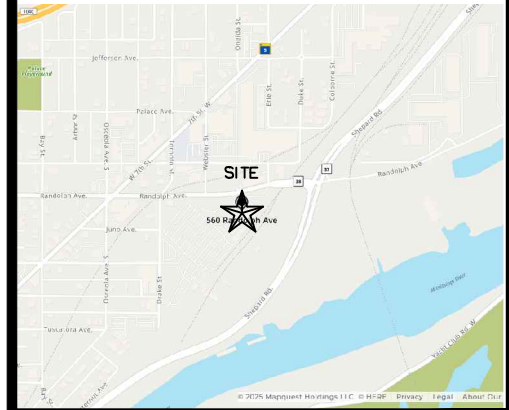
FCC Environmental Services Minnesota, LLC
460 Wildwood Forest Drive, Suite 100, Spring, Texas 77380

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.

RORY L. SWANSTELIEN
DATE 1-24-2025 LICENSE NO. 44565

QA/QC
FIELD CREW: HAM/TKV/KCS/BMS
DRAWN BY: DSCJ
REVIEWED BY: CJJ
UPDATED BY:

VICINITY MAP



REVISION SUMMARY	
DATE	DESCRIPTION
1-31-25	Water Service

PROJECT NO. 21262.01

BOUNDARY AND TOPOGRAPHIC SURVEY

V1.0