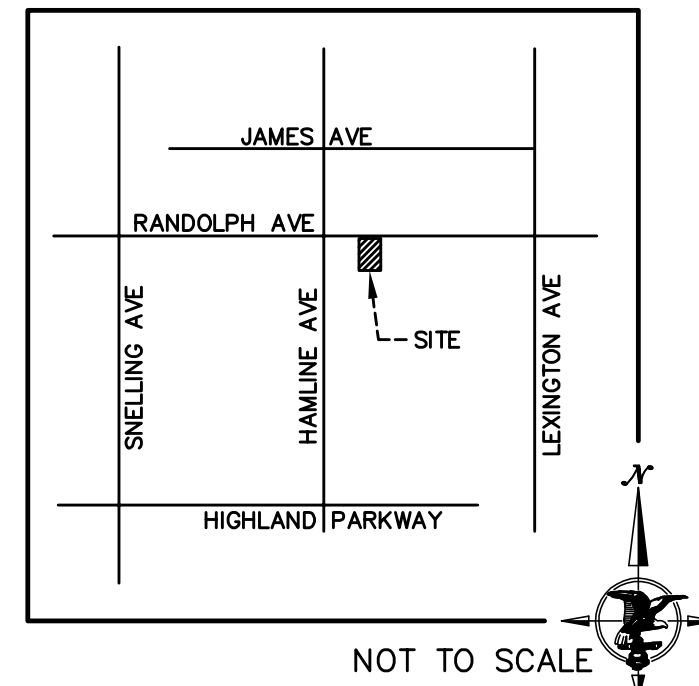
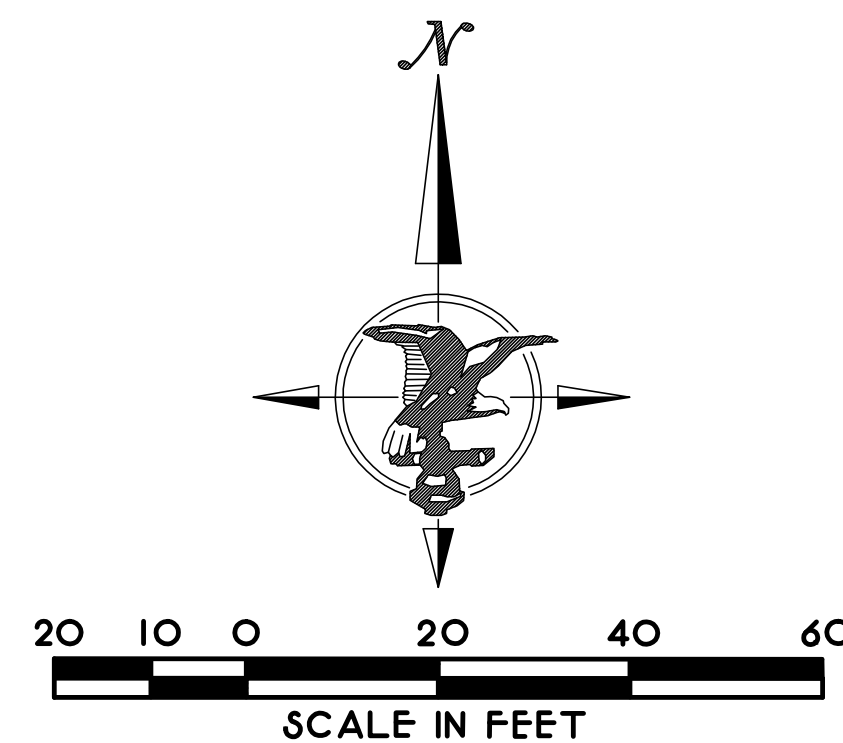
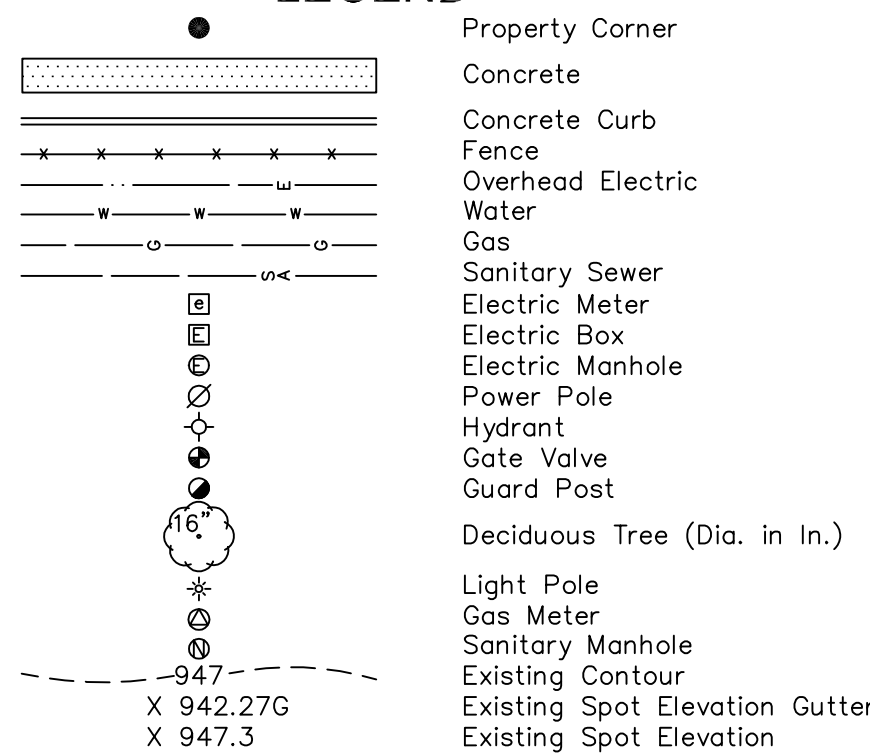


VICINITY MAP



LEGEND



GENERAL NOTES:

- The bearing system used is assumed.
- The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
- Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27023C0092G, effective date June 4, 2010.
- Site Area = 9,905 square feet = 0.227 acres.
- There are a total of 12 striped parking stalls on said property, of which there are 1 designated as handicap.
- All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
- This survey was made on the ground and in accordance with the 2021 Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
- There is no observable evidence of cemeteries in the field or of record.
- The surveyor was not provided zoning information by the client pursuant to Table A Items 5a or 6b.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Land Title, Inc., as agent for Stewart Title Guaranty Company, having an effective date of May 3, 2024 and bearing file number 696550.
- There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
- The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
- There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 18 except as shown.
- There are no visible markings denoting wetlands as delineated by appropriate authorities.
- Subject property has direct access to and from Randolph Avenue, a public right of way.
- Elevation datum is based on NAVD 88 data.
HSJ Benchmark #1 is located Top of Nail (AS SHOWN ON SURVEY)
Elevation = 943.58

LEGAL DESCRIPTION

Lots 7 and 8, Block 3,
DAVERN'S REARRANGEMENT OF BLOCKS 4, 5, AND 6, LEXINGTON PARK PLAT 10,
Ramsey County, Minnesota.

NOTES CORRESPONDING TO SCHEDULE B:

9. Any lease, grant, exception or reservation of minerals or mineral rights appearing in the Public Records.
(NON-SURVEY MATTER)

STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

LAND TITLE SURVEY

ALT/NSPS w/ ELEVATIONS
for:
CORNERSTONE CONSTRUCTION
SERVICES

SITE: 1310 RANDOLPH AVENUE
ST. PAUL, MINNESOTA

CERTIFICATION:

To Jessica N H LLC, a Minnesota limited liability company; Panacea Financial, a division of Primis Bank, its successors and/or assigns; Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 7(a), 7(c), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof.

The field work was completed on December 4, 2024.

Date of Plat or Map: December 5, 2024

Thomas E. Hodorf, L.S.
Thomas E. Hodorf, L.S.
Minn. Reg. No. 23677

SURVEY PERFORMED BY:

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
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HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
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PHONE: 952-884-5341 FAX: 952-884-5344 Email: hsjinfo@hsjsurveyors.com

Revision History
1-29-25 add water line info.

Sheet No.
1 OF 1
File No.
2024-373

Book
674
W.D. Number
2024373

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CAD Technician
CT