

**DESCRIPTION OF PROPERTY SURVEYED.**  
(Per Old Republic National Title Insurance Company Commitment for Title Insurance File No. ORTE749126, Supplemental #3, commitment date April 07, 2025)

Tract A:  
Intentionally Deleted

Tract B:  
Parcel 1:

That part of Lots 3, 4, 5 and 6 in Block 37, Lots 1, 2 and 6 in Block 38, Lots 1, 2, 3, 4, 5 and 6, Block 39, Robert Street, vacated Minnesota Street and vacated Water Street adjoining said Lots and Blocks in St. Paul Proper, all being bounded in Ramsey County, Minnesota and described as follows:

Beginning at a point on the Northernly line of Lot 6 in said Block 39, distant 51.55 feet West of the Northeast corner thereof; thence South 51 degrees 08 minutes 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1,781 feet, a distance of 282.25 feet (through an angle of 9 degrees 04 minutes 49 seconds); thence South 60 degrees 13 minutes 06 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwestly line of said Block 38, distant 80.80 feet Northeastly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West a distance of 13.52 feet, more or less, to an iron stake; thence South 60 degrees 14 minutes 34 seconds West a distance of 323.36 feet to an iron stake; thence Southwesterly parallel with the East line of Lot 3 in said Block 37 to a point on a line parallel with and distant 26.86 feet Southeastly of the Southeastly line of said Block 37, as measured along a line parallel with the Southeastly extension of the East line of vacated Minnesota Street; thence Northeastly parallel with said Southeastly line of Block 37 and the Northeastly extension thereof a distance of 254 feet, more or less, to a point on the Southeastly extension of the East line of vacated Minnesota Street, distant 26.86 feet Southeastly from the Southeastly corner of said Block 38; thence Northwesterly along a curve to the left, having a radius of 3,342.61 feet, and tangent to a line which passes through the last mentioned point and bears North 62 degrees 18 minutes East, for a distance of 306.65 feet; thence North 57 degrees 02 minutes East a distance of 7.86 feet; thence along a curve to the left, having a radius of 594.8 feet, and tangent to the last described course, a distance of 12.79 feet to a point on the Westerly line of Robert Street; thence North 33 degrees 58 minutes West, along said Westerly line of Robert Street, a distance of 4 feet; thence North 53 degrees 09 minutes East a distance of 55.06 feet to a point on the Easterly line of Robert Street; thence South 33 degrees 58 minutes East, along said Easterly line of Robert Street, a distance of 4 feet; thence Northwesterly along a curve to the left having a radius of 594.8 feet, and tangent to a line which passes through the last mentioned point and bears North 50 degrees 30 minutes East, for a distance of 6.41 feet; thence North 49 degrees 53 minutes East a distance of 84.32 feet, more or less, to a point on the Southeastly line of said Block 39, distant 245.58 feet Southeastly from the Southeast corner thereof; thence Northwesterly along a straight line to a point on the Northernly line of Lot 6 in Block 39, distant 22.3 feet West of the Northeastly corner thereof; thence Westerly along said Northernly line of Block 39 a distance of 29.25 feet, more or less, to the point of beginning.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purpose of this description the Southeastly line of said Block 39 is assumed to bear South 60 degrees 10 minutes West,

Parcel 2:

All that part of Blocks 38 and 39, and abutting portions of vacated Water Street, St. Paul Proper, Ramsey County Minnesota lying Northerly of the following described line:

Beginning at a point on the Northernly line of Lot 6 in said Block 39, 51.55 feet West of the Northeast corner thereof; thence South 51 degrees, 8 minutes, 17 seconds West a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1781 feet, a distance of 282.25 feet (through an angle of 9 degrees, 4 minutes, 49 seconds); thence South 60 degrees 13 minutes 6 seconds West a distance of 55.39 feet, more or less, to a line drawn South 29 degrees 45 minutes 40 seconds East through a point in the Northwestly line of said Block 38, distant 80.80 feet Northeastly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West, a distance of 13.45 feet, more or less, to the Northwestly line of said Block 38 and thence ending.

Also that part of East Second Street, vacated according to the City of St. Paul Council File No. 92125, abutting Lots 1 and 2, said Block 39.

EXCEPT that part of the above described property acquired in fee title by the State of Minnesota in Final Certificate filed as Document No. 2552914.

For the purposes of this description the Southeastly line of said Block 39 bears South 60 degrees 10 minutes West.

Parcels 1 and 2 of Tract B are Abstract Properties

Tax Parcels 06-28-22-11-0034, 06-28-22-11-0046 and 06-28-22-14-0011

Tract C:

Parcel 1:

That part of Lot 1, Block 31, St. Paul Proper, Ramsey County, Minnesota, described as follows:

Commencing at a point on the Southerly line of Third Street, as opened by the City of St. Paul, and 164 feet Easterly from the Easterly line of Robert Street; thence Southeastly at right angles to the old line of Third Street, 100 feet more or less to the Northernly line of an alley running through said Block 31; thence running Northeastly along the Northernly line of said alley and parallel to Third Street, 22 feet, to a point; thence Northwesterly and parallel to the first mentioned line, 100 feet to the Southerly line of Third Street as now opened and used; thence Southwesterly along the Southerly line of said Third Street as now opened and used, 22 feet to the place of beginning; which lies Southeastly of the following described lines:

Commencing at the Northeastly corner of Lot 3, Block 31 in St. Paul Proper, Ramsey County, Minnesota; thence in a Northwesterly direction across a 20 foot platted alley and along the Northeastly line of Lot 2, Block 31 in St. Paul Proper a distance of 54.57 feet Northwesterly from the said Northeastly corner of said Lot 3; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to the Easterly line of said Lot 1.

Parcel 2:

All that part of Lot 7, Auditor's Subdivision No. 35, St. Paul, Minn. Ramsey County, Minnesota, which lies southeasterly of the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a northwesterly direction across a 20 foot platted alley and along the Southwestly line of Lot 7, Auditor's Subdivision No. 35 a distance of 54.57 feet northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to the Easterly line of said Lot 7, Auditor's Subdivision No. 35.

Parcel 3:

That part of Lot 1, Auditor's Subdivision No. 35, which lies Southeastly and Southwestly of the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwestly line of Lot 7, Auditor's Subdivision No. 35, a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes along the new established line of Kellogg Blvd. to a point on the West line of said Lot 1, Auditor's Subdivision No. 35 which is the point of beginning of the lines to be described; thence continuing along the last described to a point which is situated 241.60 feet from the Southwestly line of said Lot 7 measured along the said last described line; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwestly line of Jackson Street to the South line of said Lot 1; thence continuing along the said line across the alley to the Northwestly line of Lot 8, Auditor's Subdivision No. 35.

Parcels 1, 2 and 3 of Tract C are Torrens Property

Being registered and as is evidenced by Certificate of Title No. 342256.

NOTE: Parcels 1, 2 and 3 should include that part of the northerly half of the vacated alley accruing thereto, which is shown hereon as being included in the boundary.

Part of Tax Parcel 06-28-22-11-0029

Tract D:

Parcel 1:

Lots 8 and 9 of Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota, (consisting of a portion of Block No. 31 of the recorded plat of St. Paul Proper), including a strip of land 17 feet in width adjacent to and extending along a portion of the Southerly line of said Lot 8 which formerly formed the Northerly boundary line of Second Street in said City, which said strip of land formerly formed a part of said Second Street, said part being now vacated; which said strip is designated and described as follows:

Commencing at the Southwestly corner of said Lot 8 as designated on said Auditor's Subdivision No. 35, St. Paul, Minn.; thence Southerly along the Westerly boundary line of said Lot 8 producing a distance of 17 feet; thence Easterly and parallel to the southerly line of said Lot 8, a distance of 160 feet; thence to the right 13 degrees a distance of 23 feet; thence to the left 70 degrees 30 minutes a distance of 15 feet; thence Westerly along the said Southerly boundary line of said Lot 8, a distance of 30 feet to the angle in the said Southerly boundary line; thence Westerly along said Southerly boundary line, a distance of 165.97 feet to the point of beginning excepting however, from said Lots 8 and 9, those portions thereof lying Southeastly of a line described and defined as follows:

Commencing at a point in the Northeastly end line of said Lot 8, distant 3 feet Northwesterly from the most Easterly corner of said Lot 8 and then extending Westerly 90.55 feet to a point in the Southwestly end line of said Lot 9, distant 2 1/2 feet Southwesterly from the most Westerly corner of said Lot 9; Together also with the Southerly One-Half (SLY 1/2) of vacated alley accruing to Lot 8.

Parcel 2:

All those portions of Lots 8 and 9 of Auditor's Subdivision No. 35, St. Paul, Minnesota which lie southeasterly of a line described and defined as follows:

Commencing at a point in the Northeastly end of a line of said Lot 8, distant 3 feet Northwesterly from the most Easterly corner of said Lot 8 and then extending Westerly 90.55 feet to a point in the Southwestly end of line of said Lot 9, distant 2.5 feet southeasterly from the most Westerly corner of said Lot 9, in Ramsey County, Minnesota.

Parcel 3:

Lot 2, lying within the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwestly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwestly line of Jackson Street; thence continuing along said line across the alley to the Northwestly line of Lot 8; thence Southwesterly along the Northwestly line of Lot 8 to the point of beginning.

Parcel 4:

Lots 4 and 5 lying within the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwestly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwestly line of Jackson Street; thence continuing along said line across the alley to the Northwestly line of Lot 8; thence Southwesterly along the Northwestly line of Lot 8 to the point of beginning.

Parcel 5:

Lot 3 lying within the line described as those parts of Lots 1 through 7 and Northerly 1/2 of vacated alley accruing thereto in Auditor's Subdivision No. 35, St. Paul, Ramsey County, Minnesota lying within the following described lines:

Commencing at the most Westerly corner of Lot 8, Auditor's Subdivision No. 35, St. Paul, Minn.; thence in a Northwesterly direction across a 20 foot platted alley and along the Southwestly line of said Lot 7 a distance of 54.57 feet Northwesterly from the said Westerly corner of Lot 8; thence deflecting to the right 74 degrees 19 minutes a distance of 241.60 feet along the new established line of Kellogg Boulevard; thence deflecting to the right 97 degrees 04 minutes a distance of 85.00 feet along the new established Southwestly line of Jackson Street; thence continuing along said line across the alley to the Northwestly line of Lot 8; thence Southwesterly along the Northwestly line of Lot 8 to the point of beginning.

Parcels 1, 2, 3, 4 and 5 in Tract D are Abstract Properties

Part of Tax Parcel 06-28-22-11-0029 and Tax Parcel 06-28-22-11-0030 as to Parcel 2

(CONTINUED ON SHEET 2)

**BOUNDARY and EASEMENT INFORMATION**  
**SEE SHEETS 3 and 4**  
**FOR PHYSICAL FEATURES**

**SURVEYOR'S CERTIFICATION**

To County of Ramsey and Old Republic National Title Insurance 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 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 13 of Table A thereof. The fieldwork was completed on July 11, 2024.

Date of Plat or Map: 24th day of April, 2025

SUNDE LAND SURVEYING, LLC.

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

Project: 2024-016 Bk/Plt: 1290/1 Date: 04/24/2025  
Township: 28 Range: 22 Section: 6 Sheet: 1 of 4  
File: 2024016001.dwg



DESCRIPTION OF PROPERTY SURVEYED (CONTINUED)

Tract E:

That part of Lots 3, 4, 5 and 6, in Block 37, and that part of Lots 1 and 2, Block 38, St. Paul Proper, Ramsey County, Minnesota, and that part of vacated Minnesota Street all described as follows:

Beginning at the most Westerly corner of said Block 38; thence North 60 degrees 14 minutes 07 seconds East (assumed bearing) along the Northwest line of said Block 38 for 80.80 feet; thence South 29 degrees 45 minutes 40 seconds East, 105.93 feet to an iron; thence South 60 degrees 14 minutes 34 seconds West, 323.36 feet to an iron; thence North 29 degrees 40 minutes 19 seconds West, 106.00 feet to the Northwestern line of said Block 37; thence North 60 degrees 14 minutes 07 seconds East along the North line of said Block 37 extended to the point of beginning and there terminating.

Together with an easement with the right in common to use for driveway purposes the following described real estate, to wit:

That part of Blocks 38 and 39, and abutting portions of vacated Water Street, St. Paul Proper, described as follows: Beginning at a point on the North line of Lot 6 in said Block 39, 51.55 feet West from the Northeast corner thereof; thence South 51 degrees 8 minutes 17 seconds West, a distance of 264.84 feet; thence Southwesterly along a tangent curve concave to the Northwest, having a radius of 1781 feet, a distance of 282.25 feet (through an angle of 9 degrees 4 minutes 49 seconds); thence South 60 degrees 13 minutes 6 seconds West, a distance of 55.39 feet to a line drawn South 29 degrees 45 minutes 40 seconds East through a point on the Northwesterly line of said Block 38, distant 80.80 feet Northeastly from the most Westerly corner of said Block 38; thence North 29 degrees 45 minutes 40 seconds West a distance of 15 feet; thence North 60 degrees 13 minutes 6 seconds East, a distance of 55.39 feet; thence Northeastly along a tangent curve concave to the Northwest, having a radius of 1786 feet, a distance of 258.22 feet to the Southwesterly line of said Block 39; thence Northeastly along a straight line bearing North 54 degrees 9 minutes 18 seconds East to the point of beginning.

For the purposes of this description, the Southwesterly line of said Block 39 bears South 60 degrees 10 minutes West.

Together with all the benefits, and subject to all the burdens, of the tunnel extending from the above-described property to the vicinity of Fourth and Minnesota Streets, Saint Paul, as permitted by the Saint Paul City Council on February 25, 1959.

[Note: Council File No. 190230, approved February 25, 1959, appears to allow construction and maintenance of "a sub-surface line jet-conveyor tunnel for carriage of newsprint and comparable newspaper materials in the west side of Minnesota Street and prolongations of the same from said permittee's now proposed new warehouse at the lower railroad track elevation adjacent to Second Street...". We were unable to obtain any information on a location of said tunnel or the location of the "proposed new warehouse" and therefore, they are not shown on the survey.]

Abstract Property

Tax Parcel 06-25-22-14-0005

PLAT RECORDING INFORMATION

The plat of CITY OF ST. PAUL (also known as City of St. Paul Proper) was filed of record on February 28, 1849, in Book A of Town Plats. "AUDITOR'S SUBDIVISION NO. 35 ST. PAUL, MINN." was filed on August 3, 1904, in Book 20 of Town Plats, page 6.

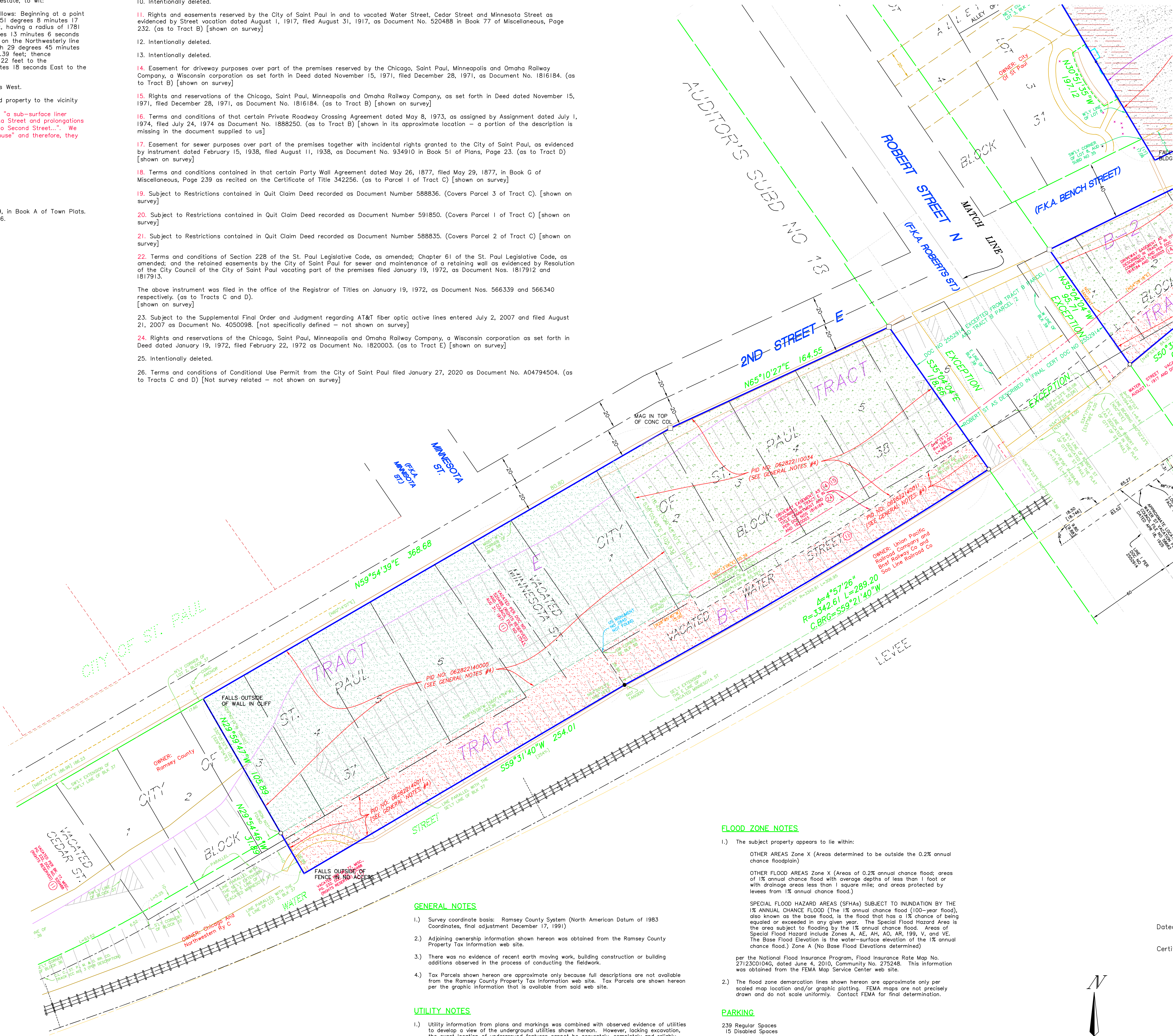
[ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

Old Republic National Title Insurance Company Commitment for Title Insurance File No. ORTE749126, Supplemental #3, commitment date April 07, 2025, 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.
- Intentionally deleted.
  - Intentionally deleted.
  - Intentionally deleted.
  - Easement for driveway purposes over part of the premises reserved by the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, a Wisconsin corporation as set forth in Deed dated November 15, 1971, filed December 28, 1971, as Document No. 1816184. (as to Tract B) [shown on survey]
  - Rights and reservations of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, as set forth in Deed dated November 15, 1971, filed December 28, 1971, as Document No. 1816184. (as to Tract B) [shown on survey]
  - Terms and conditions of that certain Private Roadway Crossing Agreement dated May 8, 1973, as assigned by Assignment dated July 1, 1974, filed July 24, 1974 as Document No. 1888250. (as to Tract B) [shown in its approximate location - a portion of the description is missing in the document supplied to us]
  - Easement for sewer purposes over part of the premises together with incidental rights granted to the City of Saint Paul, as evidenced by instrument dated February 15, 1938, filed August 11, 1938, as Document No. 934910 in Book 51 of Plans, Page 23. (as to Tract D) [shown on survey]
  - Terms and conditions contained in that certain Party Wall Agreement dated May 26, 1877, filed May 29, 1877, in Book G of Miscellaneous, Page 239 as recited on the Certificate of Title 342256. (as to Parcel 1 of Tract C) [shown on survey]
  - Subject to Restrictions contained in Quit Claim Deed recorded as Document Number 588836. (Covers Parcel 3 of Tract C). [shown on survey]
  - Subject to Restrictions contained in Quit Claim Deed recorded as Document Number 591850. (Covers Parcel 1 of Tract C) [shown on survey]
  - Subject to Restrictions contained in Quit Claim Deed recorded as Document Number 588835. (Covers Parcel 2 of Tract C) [shown on survey]
  - Terms and conditions of Section 228 of the St. Paul Legislative Code, as amended; Chapter 61 of the St. Paul Legislative Code, as amended; and the retained easements by the City of Saint Paul for sewer and maintenance of a retaining wall as evidenced by Resolution of the City Council of the City of Saint Paul vacating part of the premises filed January 18, 1972, as Document Nos. 1817912 and 1817913.
- The above instrument was filed in the office of the Registrar of Titles on January 19, 1972, as Document Nos. 566339 and 566340 respectively. (as to Tracts C and D). [shown on survey]
- Subject to the Supplemental Final Order and Judgment regarding AT&T fiber optic active lines entered July 2, 2007 and filed August 21, 2007 as Document No. 4050098. [not specifically defined - not shown on survey]
  - Rights and reservations of the Chicago, Saint Paul, Minneapolis and Omaha Railway Company, a Wisconsin corporation as set forth in Deed dated January 19, 1972, filed February 22, 1972 as Document No. 1820003. (as to Tract E) [shown on survey]
  - Intentionally deleted.
  - Terms and conditions of Conditional Use Permit from the City of Saint Paul filed January 27, 2020 as Document No. A04794504. (as to Tracts C and D) [Not survey related - not shown on survey]



FLOOD\_ZONE NOTES

- The subject property appears to lie within:  
  
OTHER AREAS Zone X (Areas determined to be outside the 0.2% annual chance floodplain)  
  
OTHER FLOOD AREAS Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.)  
  
SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, 199, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.) Zone A (No Base Flood Elevations determined)  
  
per the National Flood Insurance Program, Flood Insurance Rate Map No. 27123CD104G, dated June 4, 2010, Community No. 275248. This information was obtained from the FEMA Map Service Center web site.
- The flood zone demarcation lines shown hereon are approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly. Contact FEMA for final determination.

PARKING

239 Regular Spaces  
19 Disabled Spaces  
  
Underground parking area has approximately 20 parking spaces (Underground parking area is a locked garage and the parking count has been supplied to us)

274 Total Spaces

NOTE: Other spaces that lie within or largely within the subject property have been included

AREAS

Gross of parcel north of 2nd Street = 66,135 square feet or 1.518 acres  
Net of parcel north of 2nd Street (excludes Highway Easement near southeast building corner) = 64,445 square feet or 1.479 acres  
Parcel south of 2nd Street and east of Robert Street = 16,857 square feet or 0.387 acres  
Parcel south of 2nd Street and west of Robert Street = 72,301 square feet or 1.660 acres

GENERAL NOTES

- Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.
- There was no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- Tax Parcels shown hereon are approximate only because full descriptions are not available from the Ramsey County Property Tax Information web site. Tax Parcels are shown hereon per the graphic information that is available from said web site.

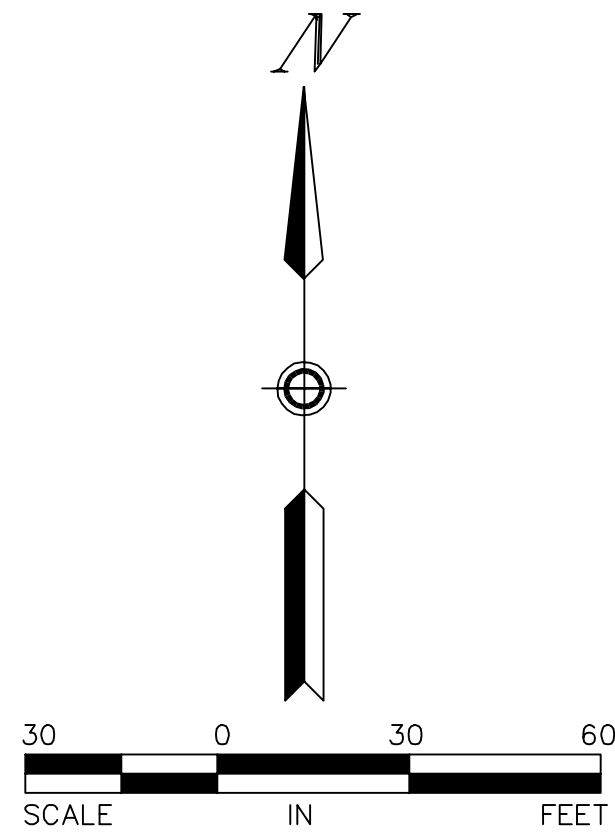
UTILITY NOTES

- 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.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 240330916, 240330917, 240330918 and 240330939.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.



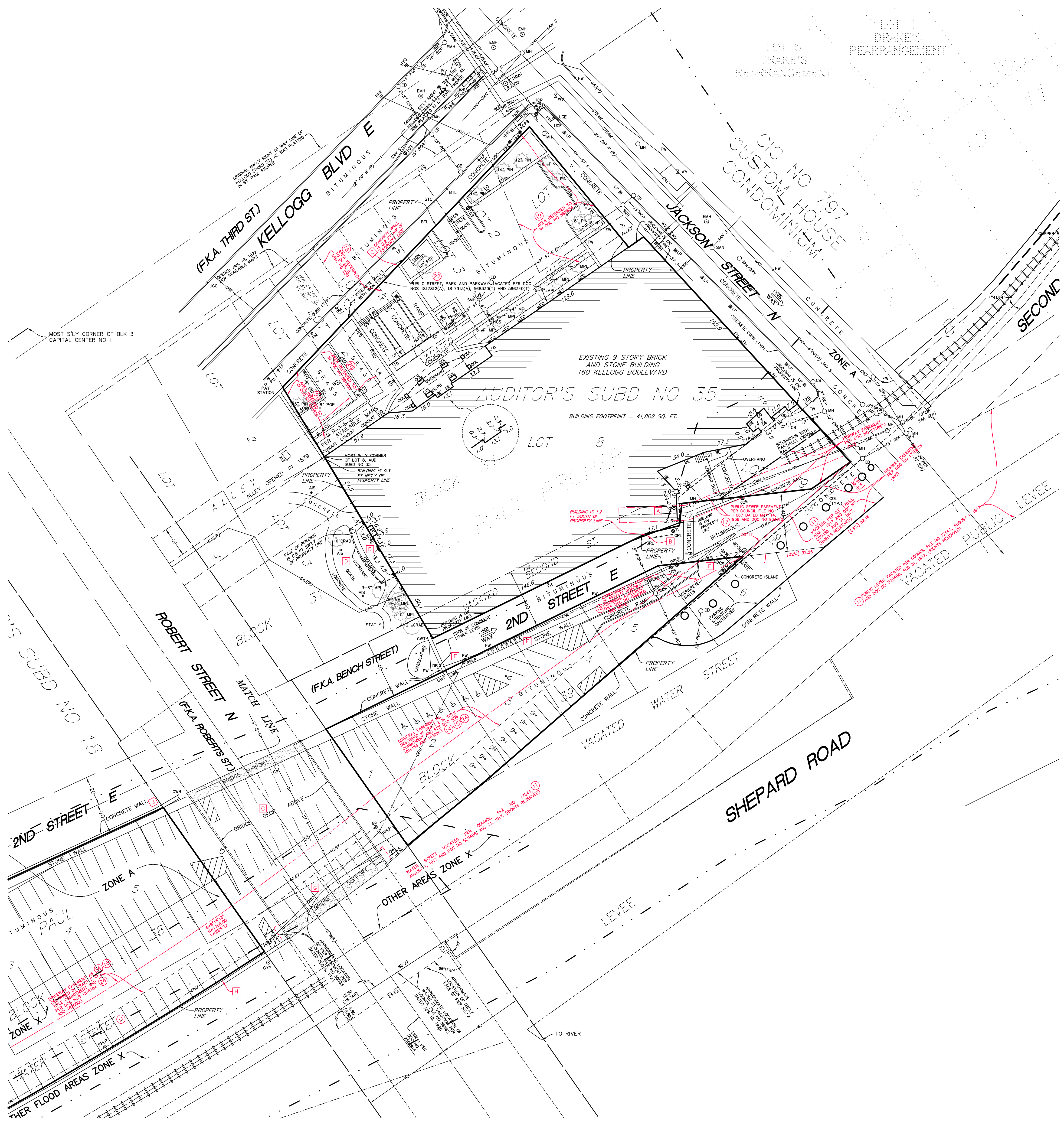
Dated this 24th day of April, 2025

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



**BOUNDARY and  
EASEMENT INFORMATION  
SEE SHEETS 3 and 4  
FOR PHYSICAL FEATURES**





LEGEND

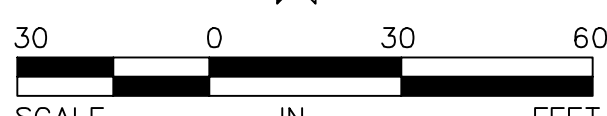
- Denotes iron monument set marked with PLS No. 44900
  - Denotes mag nail with disk marked PLS 44900 set
  - Denotes mag nail set in concrete
  - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- |       |  |
|-------|--|
| AIS   | Denotes advertising/information sign   |
| BE    | Denotes building entrance              |
| BTL   | Denotes top of bituminous curb         |
| CB    | Denotes catch basin                    |
| CBOX  | Denotes control box                    |
| CIP   | Denotes cast iron pipe                 |
| CO    | Denotes cleanout                       |
| COL   | Denotes building column                |
| CST   | Denotes concrete steps                 |
| CWB   | Denotes concrete wall base             |
| CWT   | Denotes concrete wall top              |
| DB    | Denotes decorative brick               |
| DIP   | Denotes ductile iron pipe              |
| EMH   | Denotes electric manhole               |
| EO    | Denotes electric outlet                |
| FH    | Denotes fire hookup                    |
| FP    | Denotes flag pole                      |
| FW    | Denotes face of wall                   |
| GDCR  | Denotes garage door opener             |
| GM    | Denotes gas meter                      |
| GP    | Denotes guard post                     |
| GRDL  | Denotes ground light                   |
| GRL   | Denotes guard rail                     |
| GW    | Denotes guy wire                       |
| GYP   | Denotes guy pole                       |
| HCPB  | Denotes handicap door push button      |
| HCR   | Denotes disabled ramp                  |
| HCS   | Denotes disabled sign                  |
| HH    | Denotes handhole                       |
| HHC   | Denotes communication handhole         |
| HHE   | Denotes electric handhole              |
| HHF   | Denotes fiber optic handhole           |
| HYD   | Denotes fire hydrant                   |
| LP    | Denotes light pole                     |
| MH    | Denotes manhole                        |
| NIC   | Denotes not in title commitment        |
| OD    | Denotes overhead door                  |
| OHE   | Denotes overhead electric line         |
| OHU   | Denotes overhead utility lines         |
| (P)   | Denotes per plan                       |
| PKS   | Denotes parking sign                   |
| PM    | Denotes parking meter                  |
| PPLP  | Denotes power and light pole           |
| PVC   | Denotes polyvinylchloride pipe         |
| RCP   | Denotes reinforced concrete pipe       |
| SAN   | Denotes sanitary manhole               |
| SAN S | Denotes sanitary sewer                 |
| SCO   | Denotes sanitary cleanout              |
| SMH   | Denotes storm manhole                  |
| ST S  | Denotes storm sewer                    |
| STC   | Denotes surmountable concrete curb     |
| STAT  | Denotes statue                         |
| STMH  | Denotes steam manhole                  |
| SWB   | Denotes stone wall base                |
| TAD   | Denotes truncated domes plate          |
| TCS   | Denotes traffic control sign           |
| TD    | Denotes trench drain                   |
| TL    | Denotes traffic light                  |
| UGC   | Denotes underground communication line |
| UGE   | Denotes underground electric line      |
| W     | Denotes water line                     |
| WV    | Denotes water valve                    |
| CRAB  | Denotes Crabapple tree                 |
| MPL   | Denotes Maple tree                     |
| PIN   | Denotes Pine tree                      |
| POP   | Denotes Poplar tree                    |



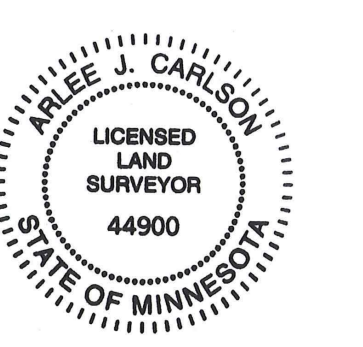
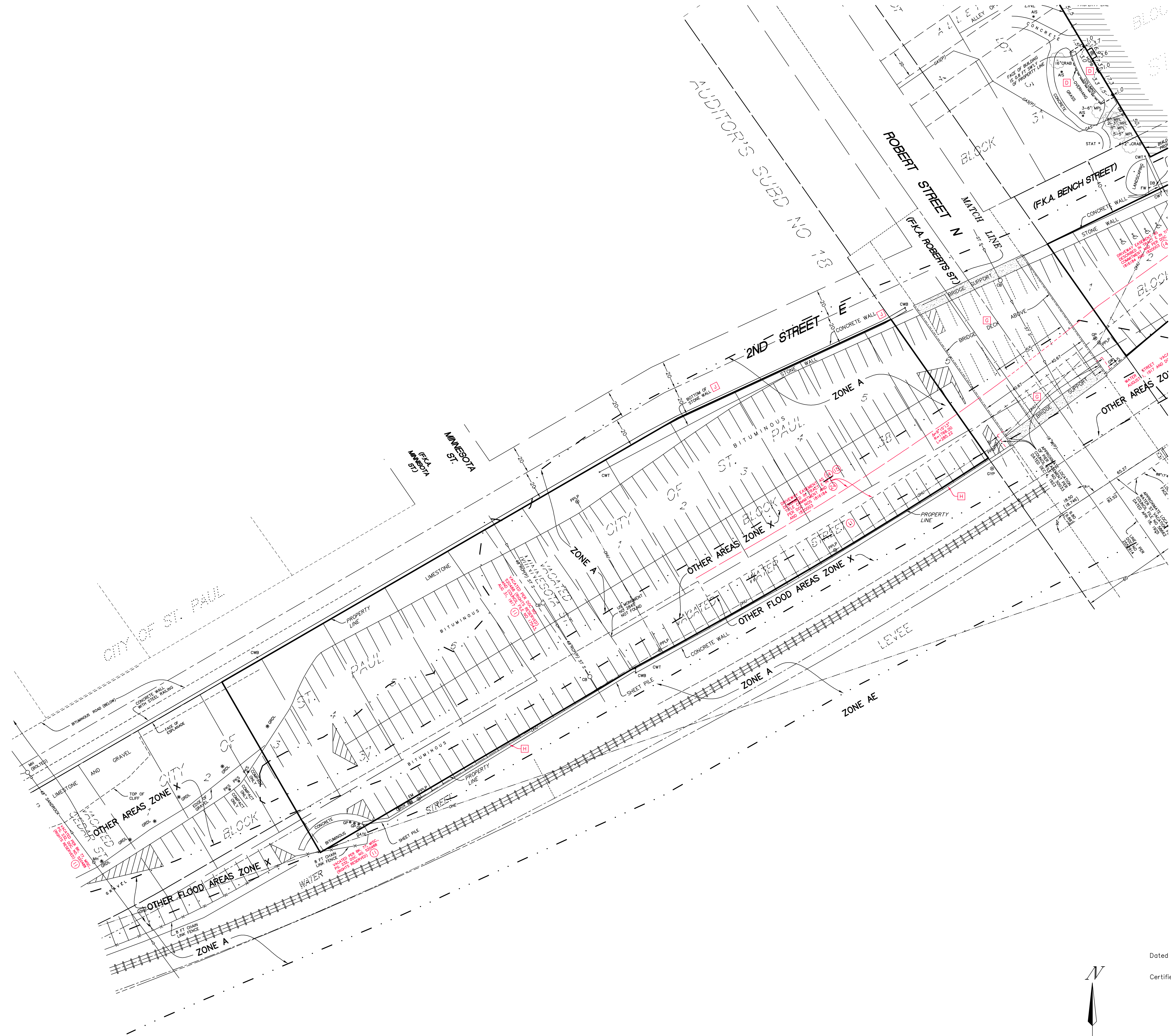
Dated this 24th day of April, 2025  
Certified by: *Arlee J. Carlson*  
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

PHYSICAL FEATURE  
INFORMATION  
SEE SHEETS 1 and 2  
FOR BOUNDARY and  
EASEMENT INFORMATION

Main Office:  
9001 East Bloomington Freeway (35W) • Suite 118  
Bloomington, Minnesota 55420-3430  
952-881-2455 (Fax: 952-888-8590)  
www.sunde.com







Dated this 24th day of April, 2025  
Certified by: *Arlee J. Carlson*  
Arlee J. Carlson, P.L.S. Minn. Lic. No. 44900

**PHYSICAL FEATURE  
INFORMATION  
SEE SHEETS 1 and 2  
FOR BOUNDARY and  
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