



Doc No T02743831

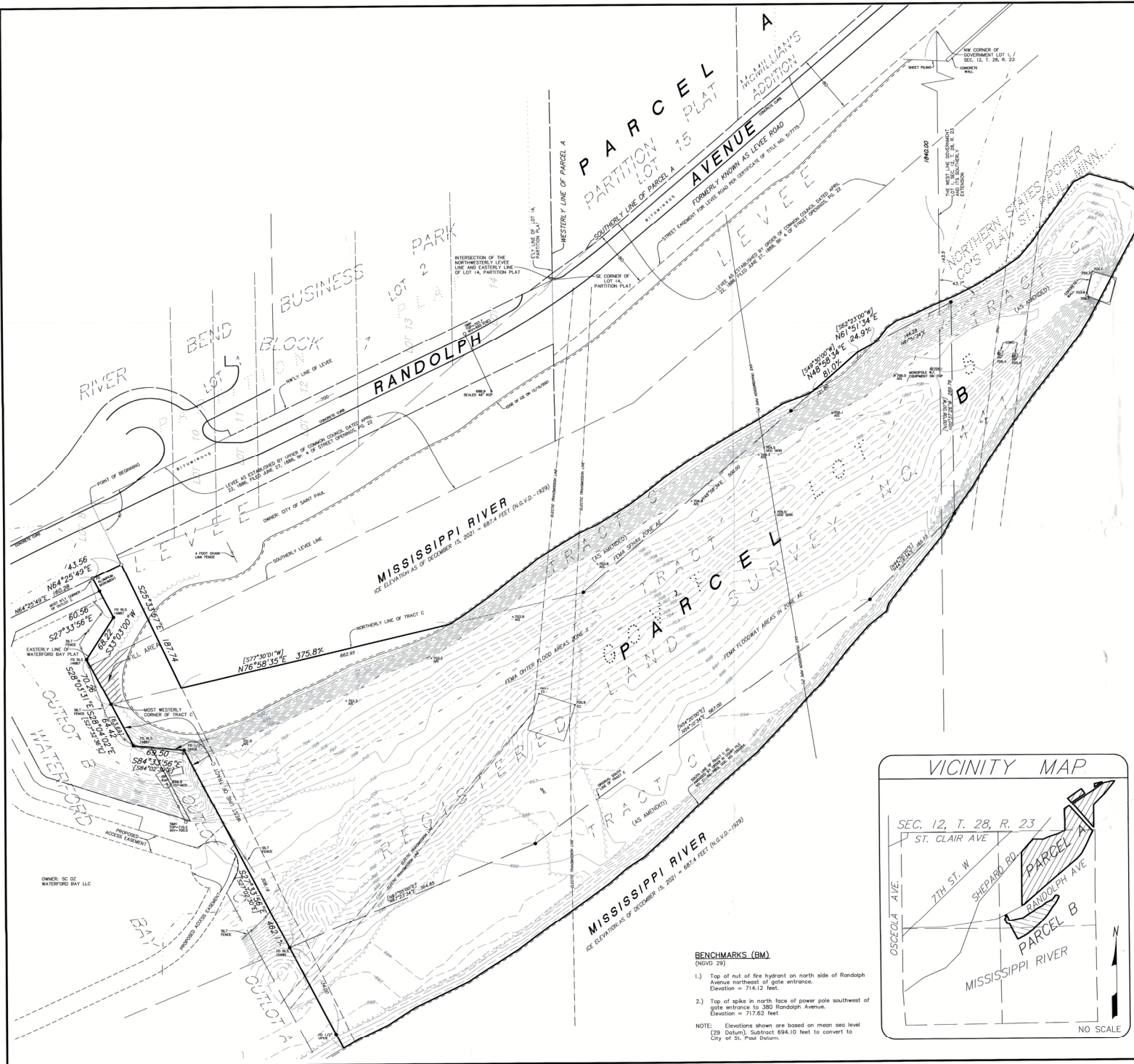
Certified, filed and/or recorded on  
Oct 24, 2022 9:00 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Uecker, Registrar of Titles  
Heather L. Bestler, County Auditor and Treasurer  
Deputy 501 Pkg ID 1549776D

Document Recording Fee Torrens	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

Existing Certs  
517775





**GENERAL NOTES**

- 1.) The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
- 2.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1997)
- 3.) "No Buildings Observed" on the surveyed property in the process of conducting the fieldwork.
- 4.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.
- 5.) Address of property per Ramsey County Property Tax Information web site: 155 Randolph Avenue

**UTILITY NOTES**

- 1.) 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, Coaster 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.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Coaster State One Call, ticket number 202304813.
- 4.) Contact Gopher State One Call at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**PLAT RECORDING INFORMATION**

Registered Land Survey No. 441 was filed of record on July 30, 1987.  
 [ ] Bearings and/or dimensions listed within brackets are per plat or record documents.

**PARKING**

No parking observed

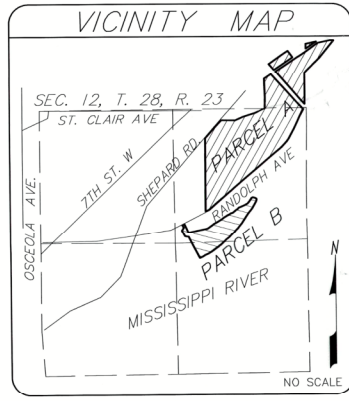
**AREA**

Area = 517,120.5 square feet or 11.93 acres

**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument marked P.L.S. No. 44900, unless otherwise noted
- Denotes found aluminum monument stamped LS-14887
- AS Denotes advertisement/informational sign
- GP Denotes guard post
- INV Denotes structure invert
- OU Denotes overhead utility lines
- PP Denotes power pole
- RCF Denotes reinforced concrete pipe
- SM Denotes storm manhole
- TB Denotes top of bank
- TI Denotes transmission tower
- UG Denotes underground gas line

Conveyance of land described by this instrument is hereby approved and is confirmed to recording and subscribing:  
**CITY OF SAINT PAUL**  
 for *Paul J. Dubovick* 5/4/02  
 City Attorney

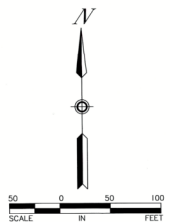


**BENCHMARKS (BM)**

- 1.) Top of nut of fire hydrant on north side of Randolph Avenue northeast of gate entrance.  
Elevation = 714.12 feet.
- 2.) Top of spike in north face of power pole southwest of gate entrance to 380 Randolph Avenue.  
Elevation = 717.52 feet.

NOTE: Elevations shown are based on mean sea level (29 Datum). Subtract 694.10 feet to convert to City of St. Paul Datum.

RECEIVED  
 APR 10 2022



Dated this 13th day of April, 2022

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

Revised per comments: [ ] Date: 04/18/2022

Division: [ ] By: [ ] Date: [ ]

Drawing Title: **CERTIFICATE OF SURVEY FOR: City of Saint Paul XCEL ENERGY PENINSULA**

**SUNDE LAND SURVEYING**  
 900 East Hennepin Avenue, Suite 110  
 Minneapolis, Minnesota 55402-2400  
 612-661-2400 (fax) 612-661-9000  
 www.sunde.com

Project: 2021-197-D Blk/Plat: 1086/41 Date: 04/12/2022  
 Worksheet: 02 of 02 Sheets: 02 of 02  
 File: 202118700003.dwg Sheet: 2 of 2