

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- BE Denotes building entrance
- BTC Denotes bituminous curb
- CB Denotes catch basin
- CBX Denotes communication box
- FH Denotes fire hookup
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GWR Denotes guy wire
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HYD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keystone wall base
- LD Denotes loading dock
- LP Denotes light pole
- MOWELL Denotes monitoring well
- MST Denotes metal steps
- OD Denotes overhead door
- OHE Denotes overhead electric line
- PEP Denotes polyethylene pipe
- PP Denotes power pole
- PPU Denotes utility power pole
- PVC Denotes polyvinylchloride pipe
- 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
- TCS Denotes traffic control sign
- TRANS Denotes transformer
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- CRAB Denotes Crabapple tree
- LOC Denotes Locust tree
- SHB Denotes Shrub

- BENCHMARKS (BM)**
- 1.) Top of top nut of fire hydrant at north side of Pierce Butler Route east of main entrance to Oxygen Services. Elevation = 211.87 feet
 - 2.) Top of top nut of fire hydrant at southwest quadrant of Pierce Butler Route and Dunlap Street. Elevation = 215.17 feet
- NOTE: Elevations shown are based on City of St. Paul benchmarks (29 datum)

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 516809)

Tract B, Registered Land Survey No. 526. That part of Tract E, Registered Land Survey No. 98, lying Southeasterly of a line described as commencing at a point on the Northeasterly line of said Tract E a distance of 80 feet West, as measured at right angles, from the Northerly extension of the East line of said Tract E; thence on an assumed bearing of North 79 degrees 30 minutes 16 seconds West along the Northeasterly line of said Tract E a distance of 375.61 feet to the actual point of beginning of the line being described; thence South 20 degrees 42 minutes 10 seconds West to the South line of said Tract E and there terminating.

[Subject to Lexington Parkway]

Property is located in Ramsey County, Minnesota.

PLAT RECORDING INFORMATION

R.L.S. No. 98 was filed of record April 23, 1956
R.L.S. No. 526 was filed of record September 15, 1995

[] 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

- 1.) Survey coordinate basis: Ramsey County Coordinate System
- 2.) That part of Hewitt Avenue shown hereon is subject to the rights of the public according to the Government Survey and Registered Land Survey No. 98 Doc. No. 362933 dated February 20, 1956

UTILITY NOTES

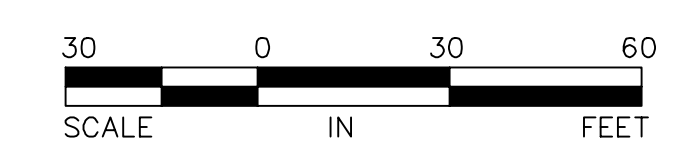
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, 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.
- 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 Gopher State One Call, ticket numbers 211343201 and 211343213.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

AREAS

Gross = 166,419 square feet or 3.820 acres
Net = 164,623 square feet or 3.779 acres (excludes area of Hewitt Ave. subject to public)

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 2nd day of June, 2021
SUNDE LAND SURVEYING, LLC
By: *Leonard F. Carlson*
Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Update Survey	MAP	6/02/2021
Revision	By	Date
Originally dated May, 6, 2014	MAP	

Drawing Title:
BOUNDARY, LOCATION, TOPOGRAPHIC and UTILITY SURVEY FOR: OXYGEN SERVICE COMPANY
1111 PIERCE BUTLER ROUTE, ST. PAUL, MN

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Project: 2014-055-D	Bk/Pg: 815/713	Date: 6/02/2021
Township: 29	Range: 23	Section: 27
File: 20140550001.dwg		Sheet: 1 of 1