

# **ALTA/NSPS LAND TITLE SURVEY FOR:** Community Housing Development Corp.

#### LEGAL DESCRIPTION:

That part of Lot 79, Lane's Edgcumbe Hills, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows: Commencing at the Southeast corner of said Lot 79; thence West along the Southerly boundary of said Lot a distance of 263.4 feet; thence North 90 degrees a distance of 100 feet; thence East 90 degrees a distance of 263.4 feet to the Easterly boundary of said Lot 79; thence South along said Easterly boundary line a distance of 100 feet to point of beginning.

Being Registered land as is evidenced by Certificate of Title No. 570211

#### **GENERAL SURVEY NOTES:**

- 1. The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- 2. The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title, Inc as agent for First American Title Insurance Company, Commitment No. 65560 dated April 12, 2020.

#### **OPTIONAL TABLE A ITEMS:**

- Monuments have been placed at all major corners of the property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- 2. The address of the property described hereon is Un-Assigned Oak Avenue, Saint Paul, Minnesota 55116.
- 3. The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 C 0093 G, dated June 4, 2010.
- 4. The total area of the property described hereon is 26,340 square feet or 0.60468 acres.
- 5. The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "6201 E" GSID #105444 Elevation = 804.74 feet. (NAVD 88)

- 6a. No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) of Table A, as set forth in the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- 8. Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- 9. As of the date of this survey the property described hereon contains no striped parking spaces.
- 11. Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 20153613, Ticket No. 20153700 & Ticket No. 20153739. 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. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- 13. The names of adjoining owners according to current tax records are depicted hereon.
- 16. As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.

#### **SURVEY ITEMS PER SCHEDULE B:**

ITEM 6: Minerals and mineral rights reserved by the State of Minnesota, as shown on the Certificate of Title.

ITEM 7: Electric easement(s) over subject property in favor of Northern States Power Company, as created in

Said easements affect the surveyed property and are depicted hereon.

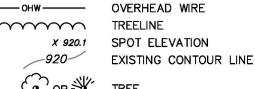
ITEM 8: Telecommunications easement(s) over subject property in favor of Qwest Corporation, a Colorado corporation, as created in Document No. 2065320.

Said easements affect the surveyed property and are depicted hereon.

## LEGEND:

- MANHOLE MANHOLE NOT FIELD LOCATED SANITARY MANHOLE
- STORM MANHOLE CATCH BASIN
- GATE VALVE Q UTILITY POLE
- ← GUY WIRE
- BOLLARD HANDICAPPED PARKING SPACE

| ss        | STORM SEWER     |
|-----------|-----------------|
| w         | WATERMAIN       |
| G         | UNDERGROUND GAS |
| —— онw —— | OVERHEAD WIRE   |
| $\sim$    | TREELINE        |
| V 000 1   | CDOT ELEVATION  |





BITUMINOUS SURFACE CONCRETE SURFACE

SANITARY SEWER

### **CERTIFICATION:**

To Community Housing Development Corporation, Guaranty Commercial Title, Inc., and First American Title Insurance

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 5, 6(a), 8, 9, 11, 13 and 16 of Table A thereof. The fieldwork was completed on June 2, 2020.

Minnesota License No. 22033 Inord@efnsuevey.com

LICENSED **SURVEYOR** 22033

FIELD BOOK PAGE FIELDWORK CHIEF: **REVISIONS** DESCRIPTION NO. DATE 1 2020/07/10 ADDED ADDITIONAL TOPOGRAPHY DRAWING NAME: 39143.dwg CHECKED BY: **JOB NO.** 39143 **FILE NO.** 3708

ALTA/NSPS LAND TITLE SURVEY SURVEY FOR:

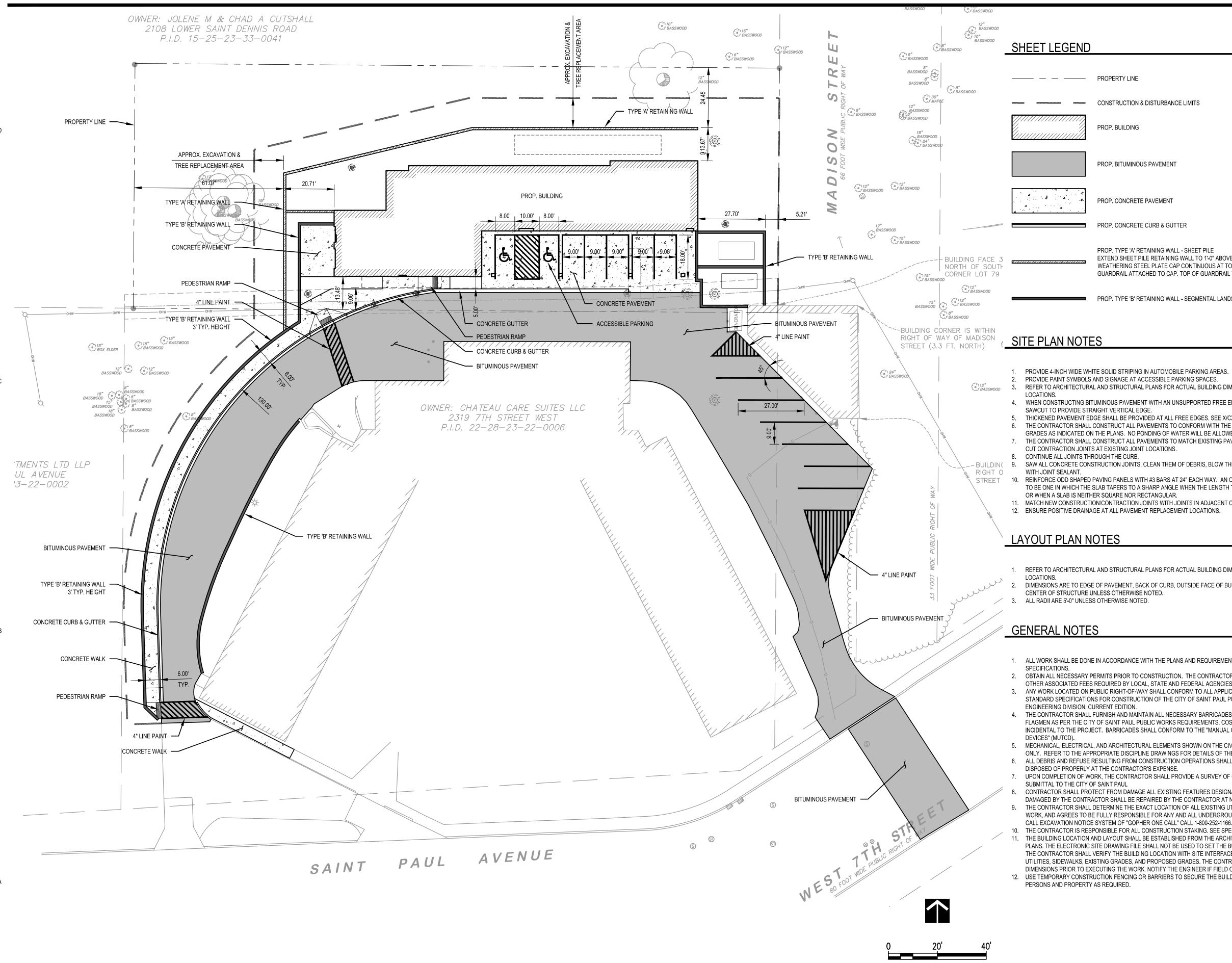
Community Housing Development Corp.

**PROPERTY ADDRESS:** 

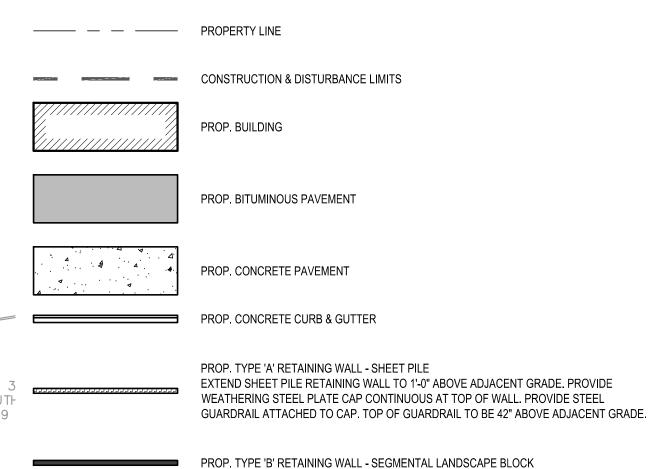
**Un-Assigned Oak Avenue** Saint Paul, Minnesota 55116



1229 Tyler Street NE, Suite 100 Minneapolis, Minnesota 55413 PHONE: (612) 466-3300 FAX: (612) 466-3383 WWW.EFNSURVEY.COM COPYRIGHT @ 2020 By EGAN, FIELD & NOWAK, INC.



## SHEET LEGEND



#### SITE PLAN NOTES

- 1. PROVIDE 4-INCH WIDE WHITE SOLID STRIPING IN AUTOMOBILE PARKING AREAS.
- 2. PROVIDE PAINT SYMBOLS AND SIGNAGE AT ACCESSIBLE PARKING SPACES. 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP
  - 4. WHEN CONSTRUCTING BITUMINOUS PAVEMENT WITH AN UNSUPPORTED FREE EDGE, PROVIDE FORM-BOARD OR SAWCUT TO PROVIDE STRAIGHT VERTICAL EDGE.
  - 5. THICKENED PAVEMENT EDGE SHALL BE PROVIDED AT ALL FREE EDGES. SEE X/CX.XX.
  - 6. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO CONFORM WITH THE CORRECT LINES, AND FINISHED GRADES AS INDICATED ON THE PLANS. NO PONDING OF WATER WILL BE ALLOWED.
  - 7. THE CONTRACTOR SHALL CONSTRUCT ALL PAVEMENTS TO MATCH EXISTING PAVEMENT GRADES AT TIE-IN POINTS. CUT CONTRACTION JOINTS AT EXISTING JOINT LOCATIONS.
- -- BUILDIN( 9. SAW ALL CONCRETE CONSTRUCTION JOINTS, CLEAN THEM OF DEBRIS, BLOW THEM DRY AND IMMEDIATELY SEAL
- STREET 10. REINFORCE ODD SHAPED PAVING PANELS WITH #3 BARS AT 24" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
  - 11. MATCH NEW CONSTRUCTION/CONTRACTION JOINTS WITH JOINTS IN ADJACENT CONCRETE.
  - 12. ENSURE POSITIVE DRAINAGE AT ALL PAVEMENT REPLACEMENT LOCATIONS.

## LAYOUT PLAN NOTES

- 1. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS, STOOP AND RAMP
- DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF WALK, OR
- CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. 3. ALL RADII ARE 5'-0" UNLESS OTHERWISE NOTED.

## **GENERAL NOTES**

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND REQUIREMENTS OF THE DETAILED
- 2. OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PAY ALL PERMIT AND
- OTHER ASSOCIATED FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. 3. ANY WORK LOCATED ON PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF STANDARD SPECIFICATIONS FOR CONSTRUCTION OF THE CITY OF SAINT PAUL PUBLIC WORKS DEPARTMENT,
- 4. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES, WARNING SIGNS, LIGHTS AND FLAGMEN AS PER THE CITY OF SAINT PAUL PUBLIC WORKS REQUIREMENTS. COST SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. BARRICADES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL
- 5. MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ELEMENTS SHOWN ON THE CIVIL PLANS ARE FOR INFORMATION ONLY. REFER TO THE APPROPRIATE DISCIPLINE DRAWINGS FOR DETAILS OF THESE ITEMS.
- 6. ALL DEBRIS AND REFUSE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT THE CONTRACTOR'S EXPENSE.
- 7. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL PROVIDE A SURVEY OF COMPLETED WORK FOR AS-BUILT SUBMITTAL TO THE CITY OF SAINT PAUL
- CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING FEATURES DESIGNATED TO REMAIN. ANY FEATURES
- DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. 9. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL UNDERGROUND UTILITIES. UTILIZE THE ONE
- 10. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING. SEE SPECIFICATIONS FOR REQUIREMENTS. 11. THE BUILDING LOCATION AND LAYOUT SHALL BE ESTABLISHED FROM THE ARCHITECTURAL AND STRUCTURAL PLANS. THE ELECTRONIC SITE DRAWING FILE SHALL NOT BE USED TO SET THE BUILDING LOCATION AND/OR LAYOUT. THE CONTRACTOR SHALL VERIFY THE BUILDING LOCATION WITH SITE INTERFACES INCLUDING BUT NOT LIMITED TO UTILITIES, SIDEWALKS, EXISTING GRADES, AND PROPOSED GRADES. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO EXECUTING THE WORK. NOTIFY THE ENGINEER IF FIELD CONDITIONS VARY FROM THE PLAN.
- 12. USE TEMPORARY CONSTRUCTION FENCING OR BARRIERS TO SECURE THE BUILDING SITE FOR PROTECTION OF PERSONS AND PROPERTY AS REQUIRED.



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

Trellis, Co.

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS LAND USE APPLICATION 8/19/22 ISSUED FOR DATE REVISION



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PROJECT NAME: Treehouse

SITE LAYOUT AND SURFACING PLAN

DRAWN BY: JPH CHECKED BY: MSA PROJ. NO: 220142 DRAWING NO:

## **EXTERIOR ELEVATION KEY**

- B BRICK NORMAN
- C1 CORNICE PREFINISHED SHEET METAL
- **RW** RETAINING WALL BEYOND
- CD INSULATED COILING DOOR

  FCL1 LAP SIDING (HARDI FIBER CEMENT 4"
- EXPOSED FACE)
- FCL2 LAP SIDING (HARDI ARTISAN SHIPLAP)

  FCP1 FIBER CEMENT PANEL (NICHIHA
- FCP1 FIBER CEMENT PANEL (NICHIHA, VINTAGEWOOD)
- HM HOLLOW METAL (INSULATED) DOORPM 1 PREFINISHED METAL SILL DETAIL, TYP. ALL
- OPENINGS IN BRICK

  PM 2 PREFINISHED METAL TRIM
- PM 3 PREFINISHED METAL COPING
- PM 4 PREFINISHED METAL REVEAL/ COMPRESSION JOINT
- PC PRECAST COLUMN, PAINT
- SS ALMUNIUM SUN SHADE. CUSTOM COLORSF THERMALLY BROKEN STOREFRONT
- T PREFINISHED ALUMINUM TRELLIS. CUSTOM COLOR
- W FIBERGLASS WINDOW, TYP.



21 W. Superior St., Ste 500 | Duluth, MN 55802 | 218.727.8446

CONSULTANT #1:

CONSULTANT #1 NAME

CONSULTANT #2:

Address Line 2

Address Line 1

Address Line 1

Address Line 2

TREEHOUSE LIMITED PARTNERSHIP

| А | В | С |
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**KEYPLAN** 

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ON FULL SIZE SHEETS

01 8/19/22 LAND USE APPLICATION

NO DATE ISSUED FOR

DATE REVISION



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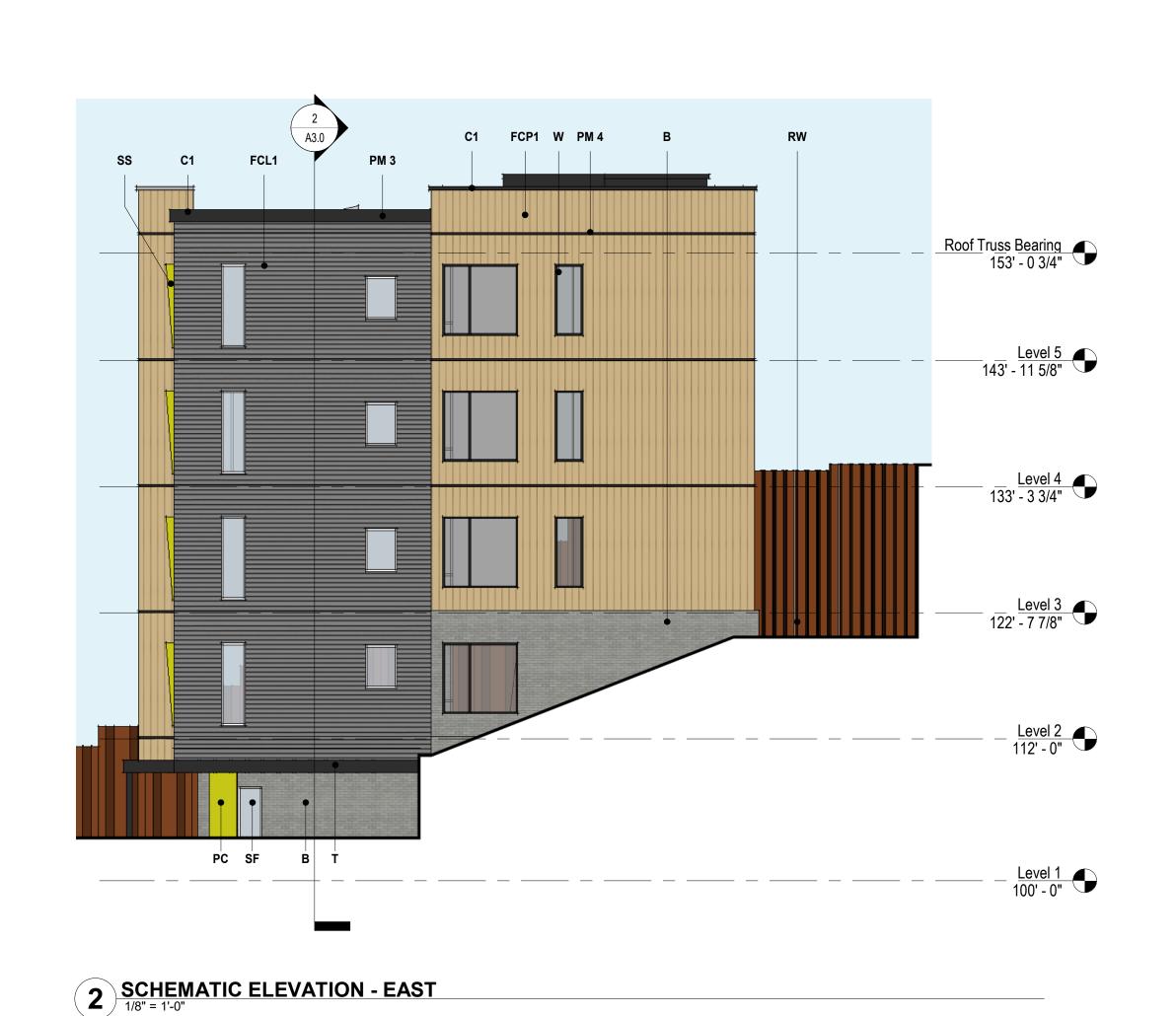
PROJECT NAME:

Treehouse

EXTERIOR
ELEVATIONS

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

**A2.2** 





1 SCHEMATIC ELEVATION - WEST

3



2 SCHEMATIC ELEVATION - NORTH



1 SCHEMATIC ELEVATION - SOUTH

**EXTERIOR ELEVATION KEY** 

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- FCL1 LAP SIDING (HARDI FIBER CEMENT 4" EXPOSED FACE)
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- FCP1 FIBER CEMENT PANEL (NICHIHA,
  - VINTAGEWOOD)
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- PM 1 PREFINISHED METAL SILL DETAIL, TYP. ALL OPENINGS IN BRICK
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- T PREFINISHED ALUMINUM TRELLIS. CUSTOM COLOR
- **W** FIBERGLASS WINDOW, TYP.

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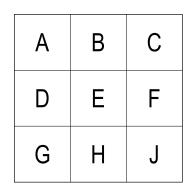
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CONSULTANT #2: CONSULTANT #2 NAME Address Line 1

Address Line 2

Address Line 2

CLIENT: TREEHOUSE LIMITED PARTNERSHIP



**KEYPLAN** 

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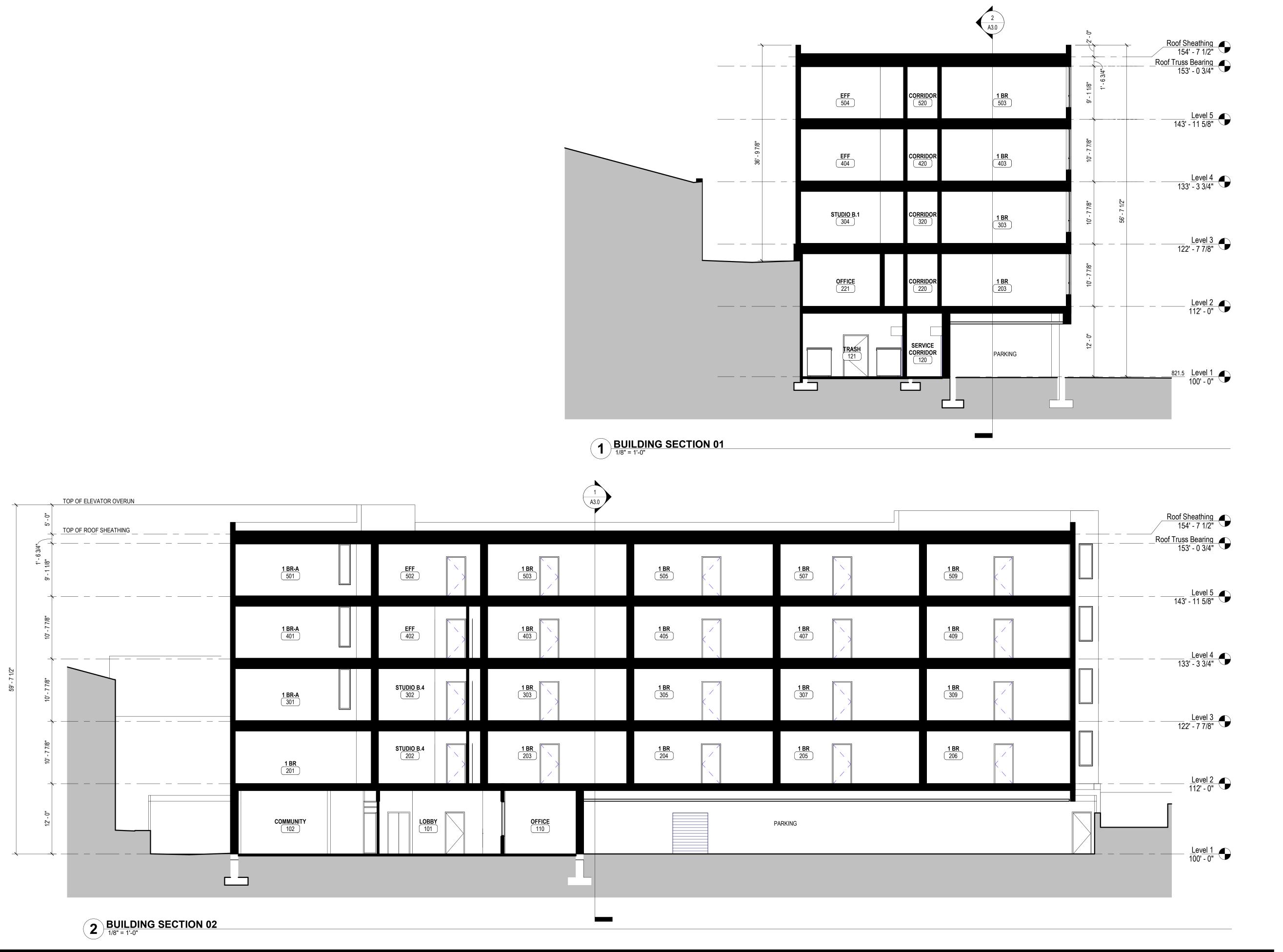


PROJECT NAME:

Treehouse

DRAWING TITLE: **EXTERIOR ELEVATIONS** 

DRAWN BY: Author CHECKED BY: Checker PROJ. NO: 220142 DRAWING NO:





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CONSULTANT #1:
CONSULTANT #1 NAME
Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
Address Line 1
Address Line 2

CLIENT:

TREEHOUSE LIMITED PARTNERSHIP

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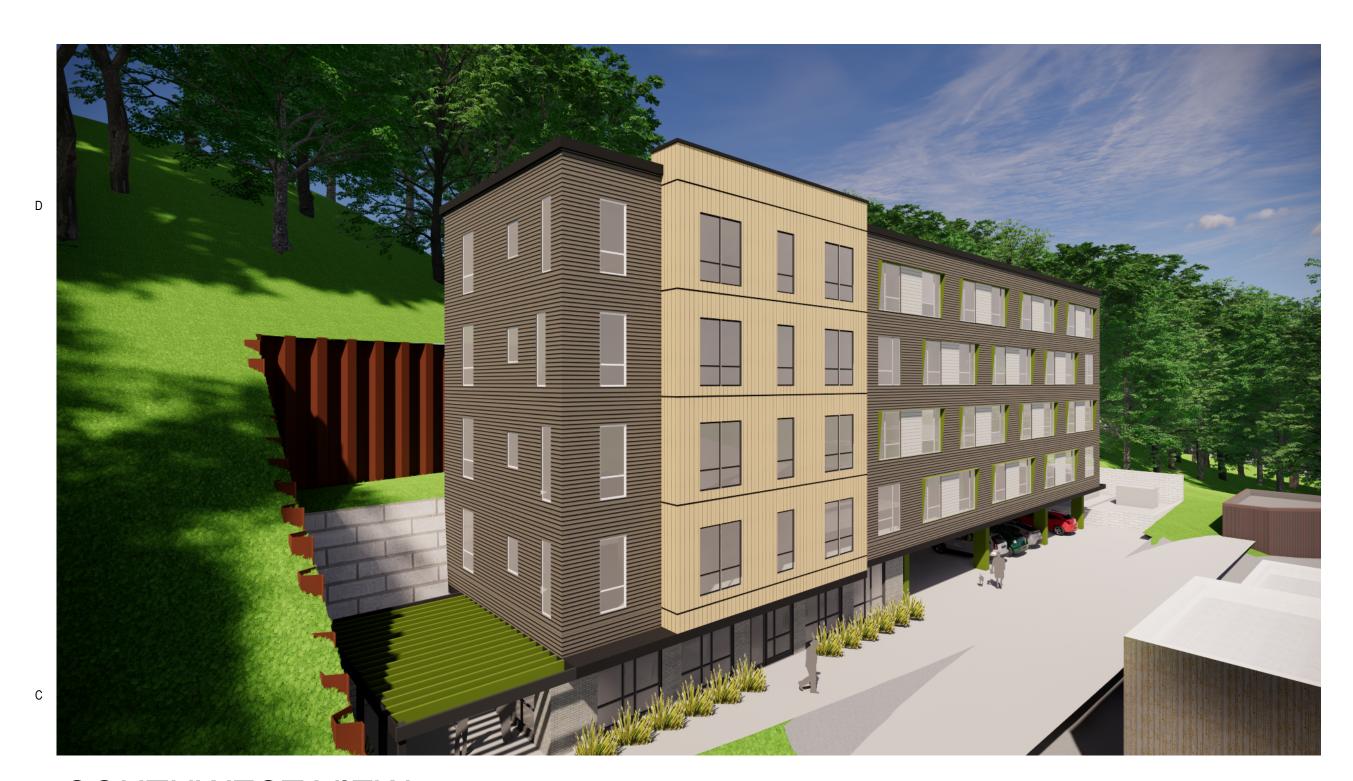
PROJECT NAME:

Treehouse

DRAWING TITLE:
BUILDING SECTIONS

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

**A3.0** 



SOUTHWEST VIEW



A STREET VIEW



SOUTHEAST VIEW



**AERIAL VIEW** 



21 W. Superior St., Ste 500 | Duluth, MN 55802 | 218.727.

CONSULTANT #1:
CONSULTANT #1 NAME
Address Line 1
Address Line 2

CONSULTANT #2:
CONSULTANT #2 NAME
Address Line 1
Address Line 2

TREEHOUSE LIMITED PARTNERSHIP

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**KEYPLAN** 

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DATE REVISION



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PROJECT NAME:

Treehouse

DRAWING TITLE:
PERSPECTIVES

DRAWN BY: Author
CHECKED BY: Checker
PROJ. NO: 220142
DRAWING NO:

**A3.1** 

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