

JEFFERSON AVENUE

BAY STREET

VANCE (TO BE VACATED) STREET

PALACE AVENUE

LEGEND

- Denotes iron or brass monument set marked with P.L.S. No. 15480
- ▲ Denotes advertisement/information sign
- Denotes building entrance
- Denotes building
- Denotes control box
- Denotes communication box
- Denotes cast iron pipe
- Denotes communication manhole
- Denotes electric box
- Denotes electric meter
- Denotes flag pole
- Denotes gutter
- Denotes gas meter
- Denotes guard post
- Denotes guy wire
- Denotes handcap ramp
- Denotes handcap ramp hand hole
- Denotes fire hydrant
- Denotes landscaped area
- Denotes light pole
- Denotes manhole
- Denotes overhead electric line
- Denotes overhead field verified
- Denotes parking sign
- Denotes picnic table
- Denotes power pole w/ underground utility
- Denotes power and light pole
- Denotes reinforced concrete pipe
- Denotes roof drain
- Denotes sanitary manhole
- Denotes storm sewer
- Denotes storm sewer
- Denotes top of concrete curb
- Denotes traffic control sign
- Denotes transformer box
- Denotes underground communication line
- Denotes underground electric line
- Denotes water valve
- Denotes Basswood tree
- Denotes Cadapple tree
- Denotes edge of trees
- Denotes Ginkgo tree
- Denotes Hackberry tree
- Denotes Norway Spruce tree
- Denotes Colorado Blue Spruce tree

DESCRIPTION OF PROPOSED VACATION
 Vance Street and the Alleys contained within the plot of Northland Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

GENERAL NOTES

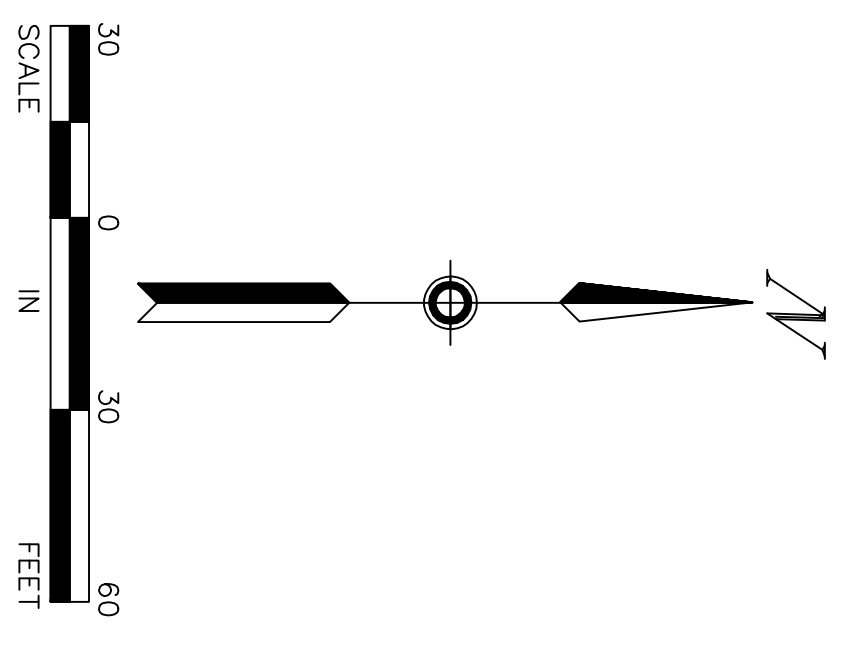
- 1) Survey coordinate basis: Ramsey County Coordinate System
- 2) The easterly half of Block 20 was replatted as Northland Addition. No research was performed to determine whether or not the street and alleys dedicated in said Northland Addition were vacated.

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. Where additional or more detailed information is required, excavation may be necessary.
- 2) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction 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 number 142531646.
- 4) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

BENCH MARKS (BM)

- 1) Top of top nut of fire hydrant at the northwest quadrant of Bay Street and Jefferson Avenue Elevation = 102.51 feet
 - 2) Top of top nut of fire hydrant at the northwest quadrant of Bay Street and Palace Avenue Elevation = 102.47 feet
 - 3) Top of top nut of fire hydrant at the southwest quadrant of View Street and Palace Avenue Elevation = 106.01 feet
- NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.



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 26th day of September, 2014.

SUNDE LAND SURVEYING, LLC.
 By: *Mark S. Thomson*
 Mark S. Thomson, P.L.S. Minn. Lic. No. 15480

Drawing Title:

Revision	By	Date
	GCH	

VACATION SKETCH.
SAINT PAUL PARKS & RECREATION
PALACE RECREATION CENTER

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Project: 2014-137 BK/Pg: 0261/27
 Township: 28 Range: 23 Section: 11
 Date: 09/26/2014
 Sheet: 1 of 1