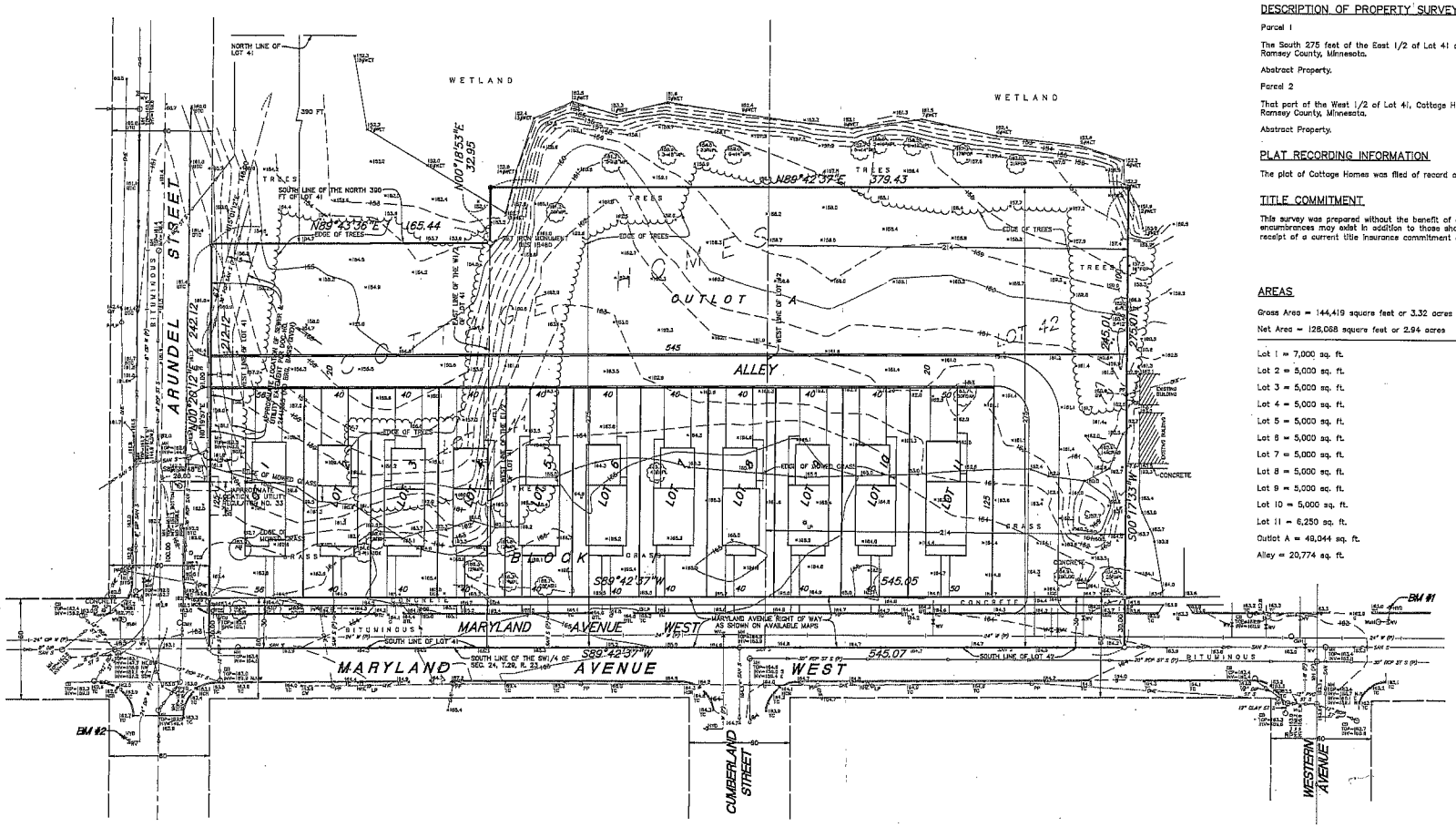

DESCRIPTION OF PROPERTY SURVEYED

Parcel 1

The South 275 feet of the East 1/2 of Lot 41 and the West 214 feet of Lot 42, Cottage Homes, Ramsey County, Minnesota.

Abstract Property.

Parcel 2

That part of the West 1/2 of Lot 41, Cottage Homes, lying South of the North 390 feet thereof, Ramsey County, Minnesota.

Abstract Property.

PLAT RECORDING INFORMATION

The plat of Cottage Homes was filed of record on June 10, 1856.

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.

AREAS

Gross Area = 144,419 square feet or 3.32 acres

Net Area = 128,068 square feet or 2.94 acres

Lot 1 = 7,000 sq. ft.

Lot 2 = 5,000 sq. ft.

Lot 3 = 5,000 sq. ft.

Lot 4 = 5,000 sq. ft.

Lot 5 = 5,000 sq. ft.

Lot 6 = 5,000 sq. ft.

Lot 7 = 5,000 sq. ft.

Lot 8 = 5,000 sq. ft.

Lot 9 = 5,000 sq. ft.

Lot 10 = 5,000 sq. ft.

Lot 11 = 6,250 sq. ft.

Outlot A = 49,044 sq. ft.

Alley = 20,774 sq. ft.

LEGEND

o	Denotes brass monument set marked with P.L.S. No. 15480 unless noted otherwise
•	Denotes found iron monument
AIS	Denotes advertisement/information sign
BTC	Denotes top of bituminous curb
BTL	Denotes beaver tail curb
CB	Denotes catch basin
CBX	Denotes communication box
CC	Denotes curb cut
CCR	Denotes center of creek
CDS	Denotes civil defense siren
CELT	Denotes cell phone tower
CHIM	Denotes chimney
CIP	Denotes cast iron pipe
CMH	Denotes communication manhole
CS	Denotes curb stop
DIP	Denotes ductile iron pipe
G	Denotes gutter
GP	Denotes guard post
GW	Denotes guy wire
HCR	Denotes handicap ramp
HHE	Denotes electric hand hole
HYD	Denotes fire hydrant
INV	Denotes structure invert
LP	Denotes light pole
MH	Denotes manhole
OHE	Denotes overhead electric line
(P)	Denotes per plan/not field verified
PAY	Denotes pay phone
PP	Denotes power pole
PPLP	Denotes power and light pole
RCP	Denotes reinforced concrete pipe
SAN S	Denotes sanitary sewer
ST S	Denotes storm sewer
TC	Denotes top of concrete curb
TCS	Denotes traffic control sign
UGE	Denotes underground electric line
UGG	Denotes underground gas
W	Denotes water line
WMH	Denotes water manhole
WV	Dentes water valve
BOX	Denotes Boxelder tree
CRAB	Denotes Crabapple tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
POP	Denotes Poplar tree

ZONING NOTES

1.) Zoning information obtained from the City of Saint Paul web site on April 27, 2016.

The subject property is zoned RM2 Multiple Family.

AREAS

Gross Area = 144,419 square feet or 3.32 acres

Net Area = 125,067 square feet or 2.94 acres

BENCH MARKS (BM)

1.) Top of top nut of fire hydrant at the northeast quadrant of Maryland Avenue & Western Avenue
Elevation = 165.14 feet

2.) Top of top nut of fire hydrant at the southwest quadrant of Maryland Avenue & Arundel Street
Elevation = 165.24 feet

NOTE: Elevations shown are based on City of St. Paul datum. Add 694.10 feet to convert to mean sea level datum.

GENERAL NOTES

1.) Survey coordinate basis: Ramsey County Coordinate Basis

2.) Wetland(s) shown hereon is (are) per field location of stakes as set by Pinnacle Engineering, May 12, 2015.

3.) Topography and utilities shown hereon are per survey by Sunde Land Surveying dated May 25, 2015.

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, locating 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 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 number 151254146.

4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

N

30 0 30 60
SCALE IN FEET

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 28th day of April, 2016

SUNDE LAND SURVEYING, LLC.

By: Mark S. Hanson
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480

Revision	By	Date
MAP		

Drawing Title:

PRELIMINARY PLAT OF WILLOW RESERVE

SUNDE LAND SURVEYING
Main Office: 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-7402 (Fax 952-888-9258)
West Office: Mandan, North Dakota 701-663-0562
www.sundeland.com

Project: 2015-048 By/Pg: 748/58 Date: 04/28/2016
Township: 29 Range: 23 Section: 24
File: 20150448plat.dwg Sheet: 1 of 1