



**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, 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 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.

**LEGEND**

○	Denotes brass monument set marked with P.L.S. No. 15480 unless noted otherwise
●	Denotes found 1/2 inch iron monument marked with P.L.S. No. 25313
AIS	Denotes advertisement/information sign
BTL	Denotes top of bituminous curb
CB	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
(P)	Denotes overhead electric line
OHE	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	Denotes water valve
BOX	Denotes Boxelder tree
CRAB	Denotes Crabapple tree
LOC	Denotes Locust tree
MPL	Denotes Maple tree
POP	Denotes Poplar tree

**TITLE COMMITMENT**

Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523692 3rd Supplemental and File No. 523694 2nd Supplemental, effective date, June 15, 2016, were relied upon as to matters of record.

**Schedule B Exceptions:**

- 1.) Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related. (Per File No. 523692 3rd Supplemental)
- 2.) Subject to that land taken in eminent domain proceedings in connection with Maryland Area Sewer Project dated January 4, 1995, filed January 6, 1995, as Document Number 2848608. [Does not touch subject property]
- 3.) Subject to Carbon Street and Maryland Avenue as shown by available maps. [Does not touch Carbon Street - Maryland Ave. shown on survey] (Per File No. 523694 2nd Supplemental)
- 2.) Sewer and utility easement as contained in Document Number 2411265 and described as follows: That part of the West Half of Lot 41, Cottage Homes, according to the recorded plat thereof, lying South of the North 390 feet thereof, subject to an easement for street purposes over the South 30 feet thereof. Perpetual and Temporary Construction Easement: A 45-foot permanent easement that is 25 feet left of and 20 feet right of and a 75 foot construction easement that is 40 feet left of and 35 feet right of a line that begins at a point on the centerline of Arundel Street that is 100 feet North of the South line of said Southwest Quarter of Section 24, thence North 89 degrees 48 minutes 24 seconds East, 28.00 feet, there beginning a 30 foot perpetual easement and a 50 foot temporary construction easement centered on the continuing line; thence North 00 degrees 11 minutes 51 seconds West, 91.00 feet; there beginning a 70 foot temporary construction easement centered on continuing line (30 foot perpetual easement continues); thence North 14 degrees 29 minutes 24 seconds East, 146.00 feet, and continuing. [perpetual easement shown on survey - temporary easement expired on or before May 15, 1989]
- 3.) Easement for road purposes over the South 30 feet. [shown on survey]

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523692 3rd Supplemental, effective date, June 15, 2016.)

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.

AND

(Per Stewart Title Guaranty Company Commitment for Title Insurance Issued by its Agent, Land Title Inc., File No. 523694 2nd Supplemental, effective date, June 15, 2016.)

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.

**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 = 128,068 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.

**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 = 59,178 sq. ft.
- Alley = 10,640 sq. ft.

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 15th day of September, 2016

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

Updated building layout - Added contours	MAP	10/5/2016
Revised Outlot A & Alley	MAP	9/22/2016
Revised Outlot A & Alley	MAP	9/15/2016
Revised per updated title commitment	MAP	6/30/2016
Revision	By	Date
	MAP	

Drawing Title: **PRELIMINARY PLAT OF WILLOW RESERVE**

**SUNDE LAND SURVEYING**  
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Project: 2015-048 Bk/Pg: 740/56 Date: 09/15/2016  
Township: 29 Range: 23 Section: 24  
File: 2015048plot-R3.dwg Sheet: 1 of 1

