

BENCHMARKS (BM)
(NGVD 29)

- Top of nut of fire hydrant on north side of Randolph Avenue northeast of gate entrance.
Elevation = 714.12 feet.
- Top of spike in north face of power pole southwest of gate entrance.
Elevation = 717.62 feet

NOTE: Elevations shown are based on mean sea level (29 Datum). Subtract 694.10 feet to convert to City of St. Paul Datum.

DESCRIPTION OF PROPERTY SURVEYED

(Per Old Republic National Title Insurance Company Commitment for Title Insurance File No. ORTE745362, effective date December 26, 2018)

TRACT B, REGISTERED LAND SURVEY NO. 441 AS AMENDED BY ORDER IN COURT FILE NO. C1-99-7869, DOC. NO. 1590264 AND,

THOSE PARTS OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE FOURTH PRINCIPAL MERIDIAN; BLOCK 28; AND THE LEVEE IN THE SUBDIVISION OF BLOCKS 28 AND 29, STINSON, BROWN AND RAMSEY'S ADDITION, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 0 DEGREES 06 MINUTES EAST, ASSUMED BEARING ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2380.50 FEET; THENCE SOUTH 64 DEGREES 57 MINUTES 15 SECONDS WEST A DISTANCE OF 13.56 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTH, THE CHORD OF WHICH BEARS SOUTH 75 DEGREES 02 MINUTES 53 SECONDS WEST, WITH A CENTRAL ANGLE OF 11 DEGREES 51 MINUTES 48 SECONDS AND A RADIUS OF 2282.33 FEET FOR AN ARC DISTANCE OF 472.57 FEET; THENCE SOUTH 27 DEGREES 02 MINUTES 30 SECONDS EAST A DISTANCE OF 379.39 FEET, TO THE MOST WESTERLY CORNER OF TRACT B, REGISTERED LAND SURVEY NO. 441; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT B, NORTH 13 DEGREES 24 MINUTES EAST A DISTANCE OF 167.2 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT B, NORTH 58 DEGREES 02 MINUTES EAST A DISTANCE OF 303.0 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT B, NORTH 77 DEGREES 30 MINUTES 01 SECONDS EAST A DISTANCE OF 171.31 FEET, TO THE MOST NORTHERLY CORNER OF SAID TRACT B; THENCE NORTH 27 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 70.26 FEET; THENCE NORTH 33 DEGREES 34 MINUTES 26 SECONDS EAST A DISTANCE OF 68.22 FEET; THENCE NORTH 27 DEGREES 02 MINUTES WEST A DISTANCE OF 60.56 FEET; THENCE SOUTH 64 DEGREES 57 MINUTES 15 SECONDS WEST A DISTANCE OF 173.84 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND SITUATE IN RAMSEY COUNTY, MINNESOTA.

TORRENS PROPERTY - CERTIFICATE OF TITLE NO. 603983.

TITLE COMMITMENT

Old Republic National Title Insurance Company Commitment for Title Insurance File No. ORTE745362, effective date December 26, 2018, was relied upon as to matters of record.

Schedule B Exceptions:

- Exceptions are indicated on survey with circled numbers unless otherwise noted. Items not listed below are standard exceptions and/or are not survey related.
- Subject to the sovereign rights of the United States of America to maintain, improve, and protect navigation and commerce on those portions of the subject property below the ordinary high water mark as shown as a recital on Certificate of Title No. 603983.
- Subject to easements in favor of Northern States Power Company - Minnesota, a Xcel Energy Company (NSPM) as set forth in Document No. 2421527 of Ramsey County Records as shown as a recital on Certificate of Title No. 603983 and filed December 31, 1987, in Document No. 858420. Said easement was assigned to Northern States Power Company, a Minnesota Corporation by Assignment and Assumption of Easements dated December 29, 2000, filed March 26, 2001, as Document No. 1630542. Conditional Partial Release of Easement dated September 21, 2005, filed September 23, 2005 as Document No. 1932934. Modification of Easement dated January 5, 2017, filed January 12, 2017 as Document No. 2578106.
- Subject to the proprietary and sovereign rights of the State of Minnesota in all that portion of the land lying below the natural ordinary high water mark of the Mississippi River, not intending, however, to deprive the fee owners of the usual riparian rights that attach to the land riparian to a navigable public body of water incident to the ownership thereof as shown as a recital on Certificate of Title No. 603983.
- If there is an established harbor line there would be a qualified fee in the owner of the upland land of that portion of the premises between the harbor line and the low water mark subject to the rights of the State of Minnesota in its sovereign capacity.
- Riparian rights are neither guaranteed nor insured.
- Terms and conditions of City of St. Paul Zoning file No. 05-052-178 granting Conditional Use Permit as evidenced by Document No. 1907305.

AREAS

Gross Area = 477,490 +/- square feet or 10.96 +/- acres
 Lot 1, Block 1 = 290,460 Square feet or 6.668 acres
 Outlot A = 107,180 +/- square feet or 2.46 acres
 Outlot B = 36,655 square feet or 0.841 acres
 Outlot C = 29,860 +/- square feet or 0.69 +/- acres
 Outlot D = 13,330 +/- square feet or 0.31 +/- acres

LEGEND

- Denotes found iron monument
- AGP Denotes above ground pipe
- BTC Denotes bituminous curb
- CB Denotes catch basin
- CMP Denotes corrugated metal pipe
- CWB Denotes concrete wall bottom
- DIP Denotes ductile iron pipe
- EIP Denotes electric meter
- EM Denotes electric manhole
- FF Denotes first floor
- FW Denotes face of walk
- GAS V Denotes gas valve
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes disabled ramp
- HH Denotes hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- MG Denotes metal grate
- MH Denotes manhole
- MOWELL Denotes monitoring well
- OHE Denotes overhead electric line
- OHT Denotes overhead telephone line
- P Denotes per plan
- PKS Denotes parking sign
- PP Denotes power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TB Denotes telephone box
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TT Denotes transmission tower
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- UGG Denotes underground gas
- UGT Denotes underground telephone line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- BOX Denotes Boxelder tree
- COT Denotes Cottonwood tree
- LIND Denotes Linden tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- POP Denotes Poplar tree
- TR Denotes deciduous tree
- WL Denotes Willow tree

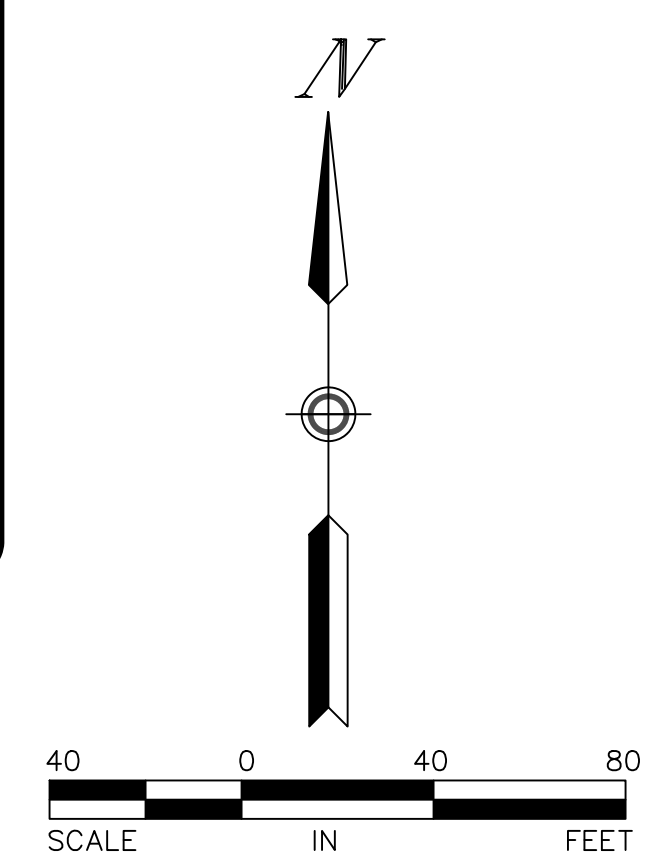
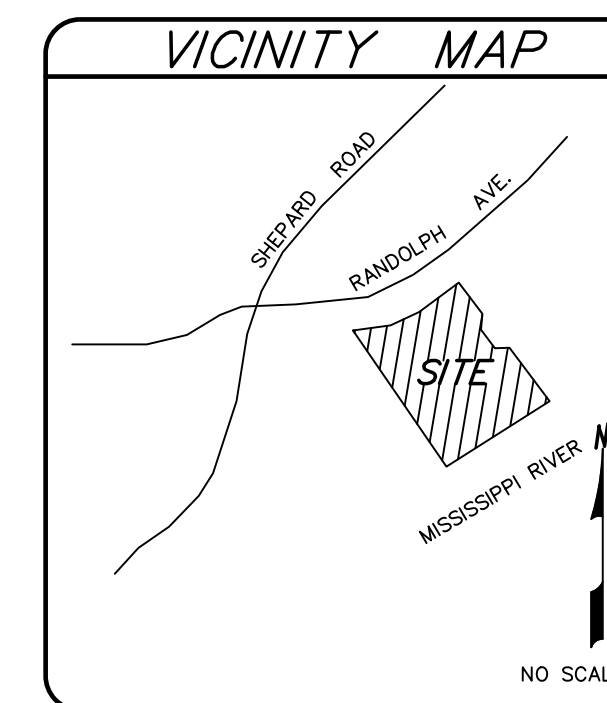
LIST OF POSSIBLE ENCROACHMENTS

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A Possible encroachments are indicated on survey with boxed letters as listed below.
- A) Fence along westerly property line.

OWNER:
St. Paul River Walk LLC

APPLICANT:
Kimley-Horn & Associates, Inc.
767 Eustis Street, Ste. 100
St. Paul, MN 55114
Contact: Dan Eienbaas
(763) 251-1011



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 27th day of August, 2019

SUNDE LAND SURVEYING, LLC.
By: *Ailee J. Pflaum*
Ailee J. Pflaum, P.L.S., Minn. Lic. No. 44900

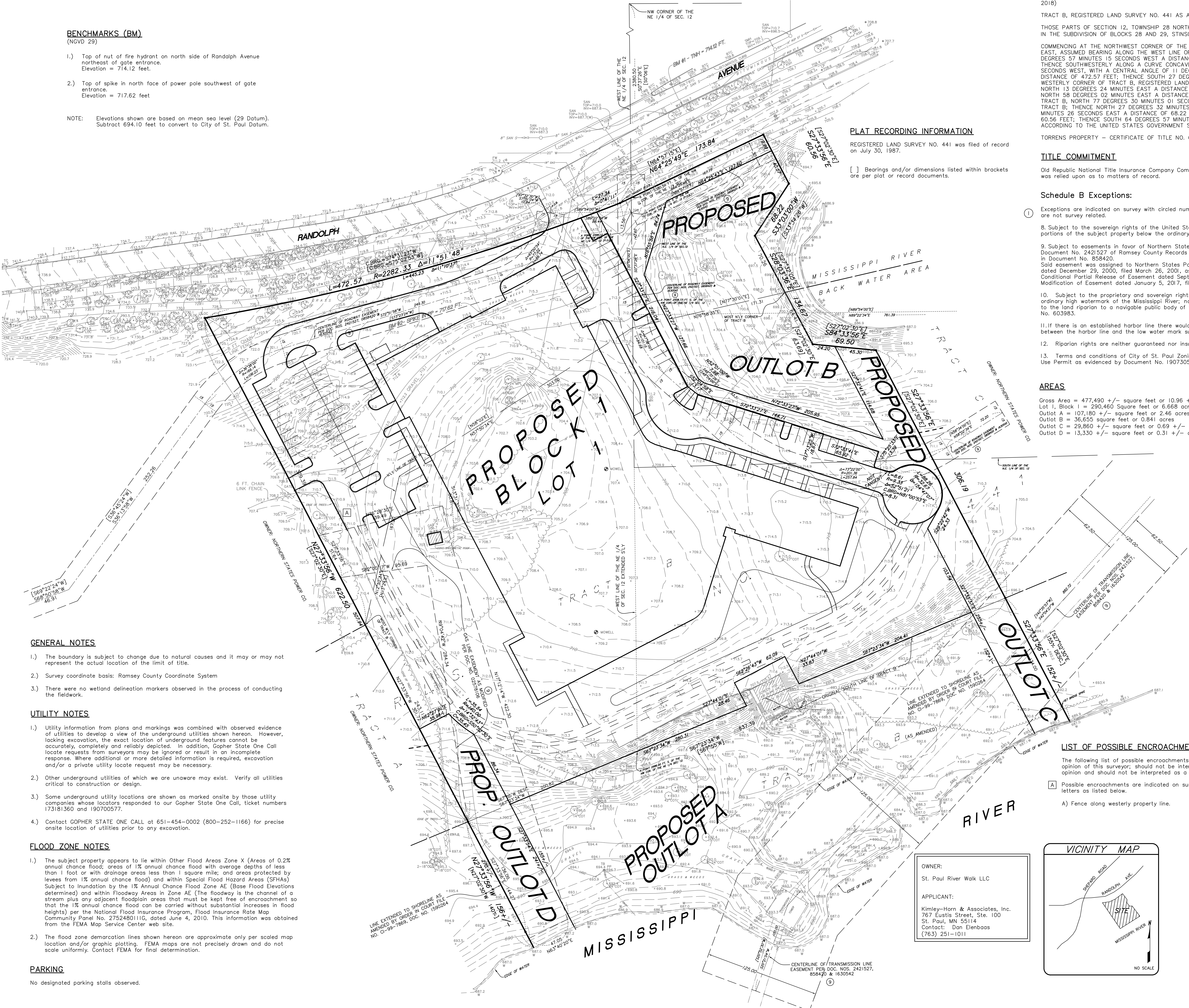
Updated interior lot line	KDK	11/21/2019
Revision	By	Date
	KDK	

Drawing Title: **PRELIMINARY PLAT OF: Waterford Bay**
380 RANDOLPH AVENUE, SAINT PAUL, MN

SUNDE LAND SURVEYING
www.sunde.com

Main Office: 9001 East Bloomington Freeway (35W) - Suite 118
Bloomington, Minnesota 55425-3435
952-881-2450 (Fax: 952-888-9526)

Project: 2001-197-C Bk/Pg: 1086/24 Date: 08/27/2019
Township: 28 Range: 23 Section: 12
File: 2001197C001.dwg Sheet: 1 of 1



GENERAL NOTES

- The boundary is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.
- Survey coordinate basis: Ramsey County Coordinate System
- There were no wetland delineation markers observed in the process of conducting the fieldwork.

UTILITY NOTES

- 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.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 173181360 and 190700577.
- Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

FLOOD ZONE NOTES

- The subject property appears to lie within other Flood Areas Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) and within Special Flood Hazard Areas (SFHAs) Subject to inundation by the 1% Annual Chance Flood Zone AE (Base Flood Elevations determined) and within Floodway Areas in Zone AE (The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 275246011G, dated June 4, 2010. This information was obtained from the FEMA Map Service Center web site.
- The flood zone demarcation lines shown hereon are approximate only per scaled map location and/or graphic plotting. FEMA maps are not precisely drawn and do not scale uniformly, contact FEMA for final determination.

PARKING

No designated parking stalls observed.