

LEGEND

- Denotes iron monument set marked with P.L.S. No. 44890
- Denotes found iron monument
- BE Denotes building entrance
- CB Denotes catch basin
- CBK Denotes communication box
- FH Denotes fire hookup
- FW Denotes flag pole
- G Denotes gutter
- GM Denotes gas meter
- GP Denotes guard post
- GV Denotes guy wire
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HTD Denotes fire hydrant
- INV Denotes structure invert
- KWB Denotes keyhole wall base
- LD Denotes loading dock
- LP Denotes light pole
- MSP Denotes metal steps
- OD Denotes overhead stair
- OHE Denotes overhead electric line
- PP Denotes power pole
- PPU Denotes utility presser pole
- PVC Denotes polyvinylchloride pipe
- RSAN Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SM Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TRMS Denotes transformer
- UCC Denotes underground communication line
- UCE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- CRAB Denotes Croppie tree
- LDC Denotes Locust tree
- SHB Denotes shrub

- BENCH MARKS (BM)**
- 1.) Top of top nut of fire hydrant at north side of Pierce Butler Route east of main entrance to Oxygen Services. Elevation = 211.87 feet
 - 2.) Top of top nut of fire hydrant at southwest quadrant of Pierce Butler Route and Dunlop Street. Elevation = 215.17 feet
- NOTE:** Elevations shown are based on City of St. Paul benchmarks (29 datum)

DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 516809)

Tract B, Registered Land Survey No. 526. That part of Tract E, Registered Land Survey No. 98, lying Southeastery of a line described as commencing at a point on the Northwesterly line of said Tract E a distance of 80 feet West, as measured at right angles, from the Northerly extension of the East line of said Tract E; thence on an assumed bearing of North 79 degrees 30 minutes 16 seconds West along the Northwesterly line of said Tract E a distance of 375.61 feet to the actual point of beginning of the line being described; thence South 20 degrees 42 minutes 10 seconds West to the South line of said Tract E and there terminating.

- GENERAL NOTE**
- 1.) Survey coordinate basis: Ramsey County Coordinate System
 - 2.) That part of Hewitt Avenue shown hereon is subject to the rights of the public according to the Government Survey and Registered Land Survey No. 98 Doc. No. 362933 dated February 20, 1956

AREAS

Crass = 166,419 square feet or 3.820 acres
 Net = 163,716 square feet or 3,758 acres (excludes area of Hewitt Ave. subject to public)

- 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 at 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 14121595.
 - 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

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 6th day of May, 2014

SUNDE LAND SURVEYING, LLC.
 By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

[Subject to Lexington Parkway]

Property is located in Ramsey County, Minnesota.

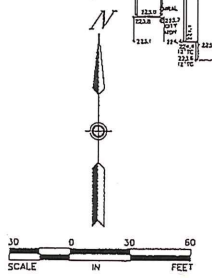
PLAT RECORDING INFORMATION

R.L.S. No. 98 was filed at record 4/23, 1956
 R.L.S. No. 526 was filed at record September 15, 1995

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

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.



Drawn BY: [Signature] Date: [Date]

BOUNDARY, LOCATION, TOPOGRAPHIC AND UTILITY SURVEY FOR:
OXYGEN SERVICE COMPANY
 1111 PIERCE BUTLER ROUTE, ST. PAUL, MN.

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 Team: 29 Rev: 23 Section: 27
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