

15-163947

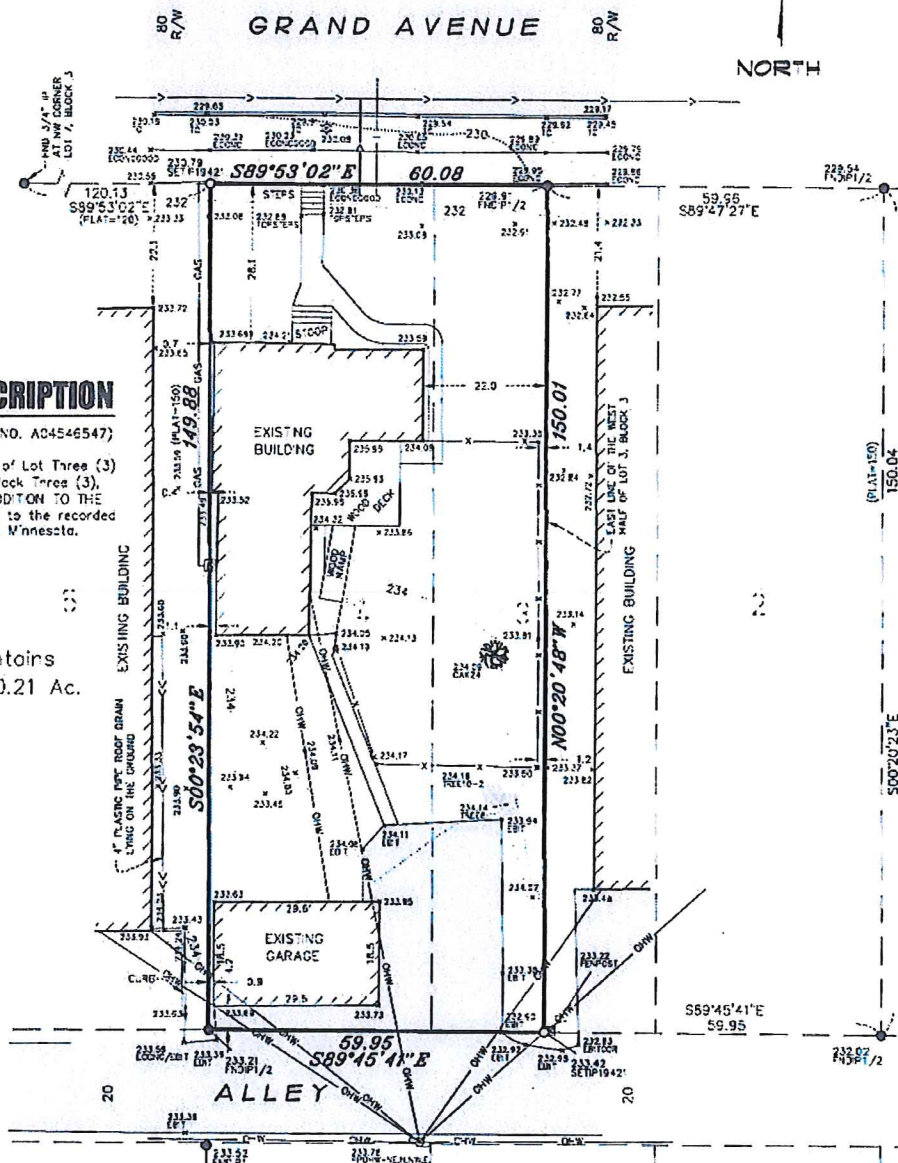


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CERTIFICATE OF SURVEY

for JAMB ARCHITECTS
of 1174 GRAND AVENUE
ST. PAUL, MN 55105

15-163947



PROPERTY DESCRIPTION

(PER WARRANTY DEED DOC. NO. AC4546547)

The West-one-half (W 1/2) of Lot Three (3) and all of Lot Four (4) in Block Three (3), VANSON AND SMYTON'S ADDITION TO THE CITY OF ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota.

This Parcel Contains
8,998 Sq. Ft., 0.21 Ac.

LEGEND

- DENOTES GAS METER
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES UNDERGROUND GAS LINE
- DENOTES OVERHEAD WIRE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 09-10-15.
- Bearings shown are on an assumed datum.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

Scale 1" = 20'	Drawn By: JEN	Project Manager: BLR	Job No.: 15587BT
o Denotes Iron Set	• Denotes Iron Found	Bearings shown are on an assumed datum.	

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 15th day of September, 2015.

BLR _____

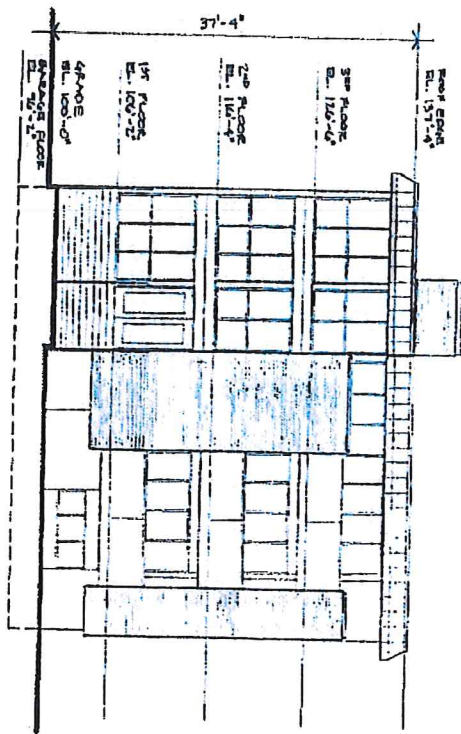
License No. 19421

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 341-8200 Fax (651) 341-8701

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15-76 29/47



NORTH ELEVATION
18'-11 1/2"

27

Project No. 413105
 Date 7/20/15
 Revisions
 Sheet No. AS1

GRAND AVENUE CONDOS

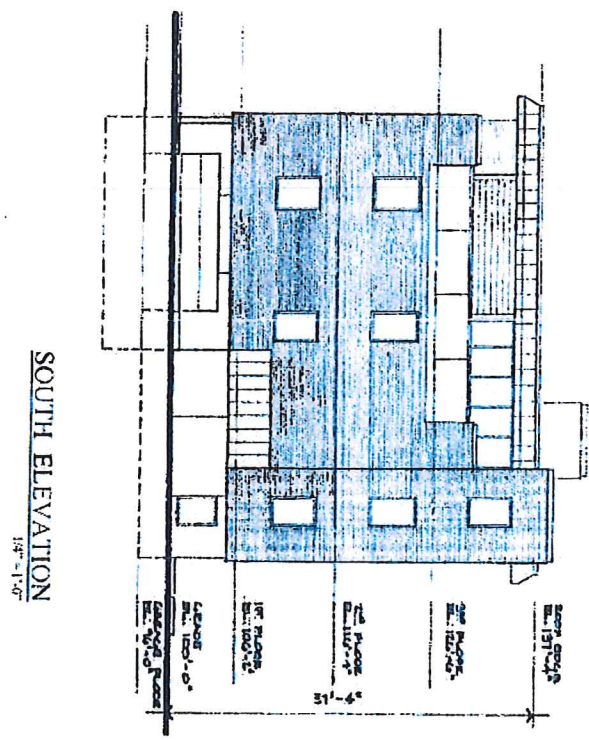
1174 GRAND AVENUE - ST. PAUL, MN

I hereby certify that this plan
 was prepared by me or under my
 direct supervision and that I am a
 duly licensed ARCHITECT in the
 State of Minnesota.
 JERRY W. ANDERSON

JERRY W. ANDERSON

Jamb architects
 P.O. Box 310 Forest Lake, Minnesota 55025
 (612) 670-0258

FILE
15-163947



28

Sheet No.
A71

Project No.
01505

Date
7/20/15

Revision

GRAND AVENUE CONDOS

1174 GRAND AVENUE • ST. PAUL, MN

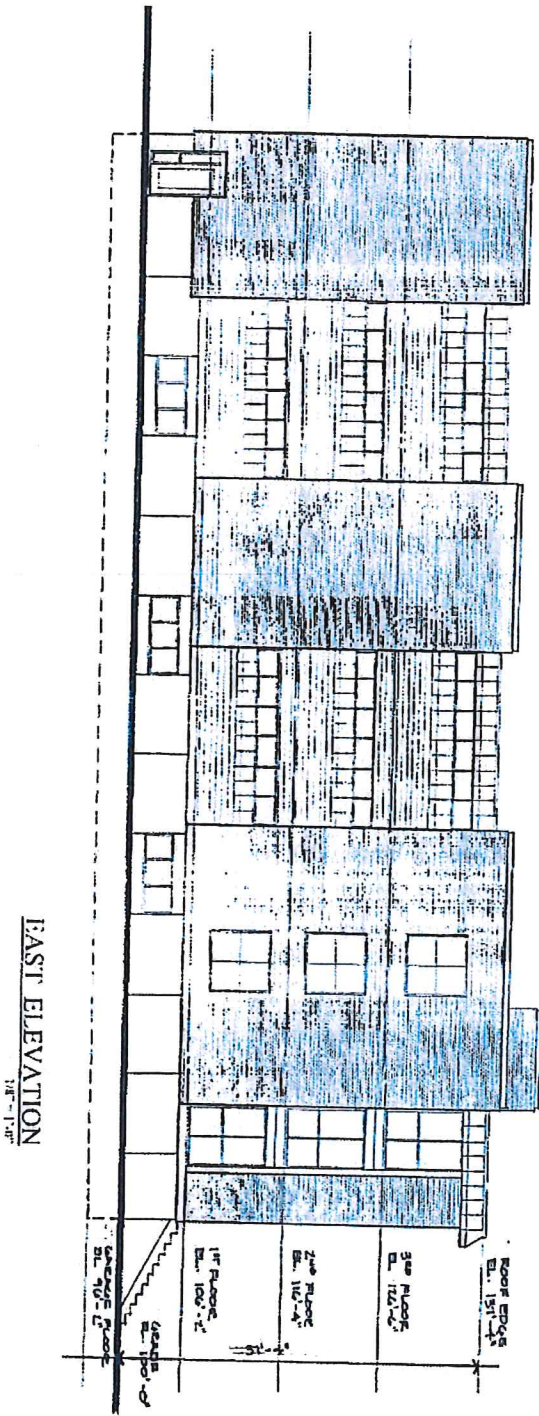
I hereby certify that this plan has been prepared by me or under my direct supervision and that I am a duly Licensed Professional Architect in the State of Minnesota.

By: Jerry W. Anderson

Jamb architects

P.O. Box 310 Forest Lake, Minnesota 55025
(612) 670-0358

FILE
15-163947



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Project No. 01505
Date: 7/10/15
Revision:
Sheet No. A6.1

GRAND AVENUE CONDOS
1174 GRAND AVENUE • ST. PAUL, MN

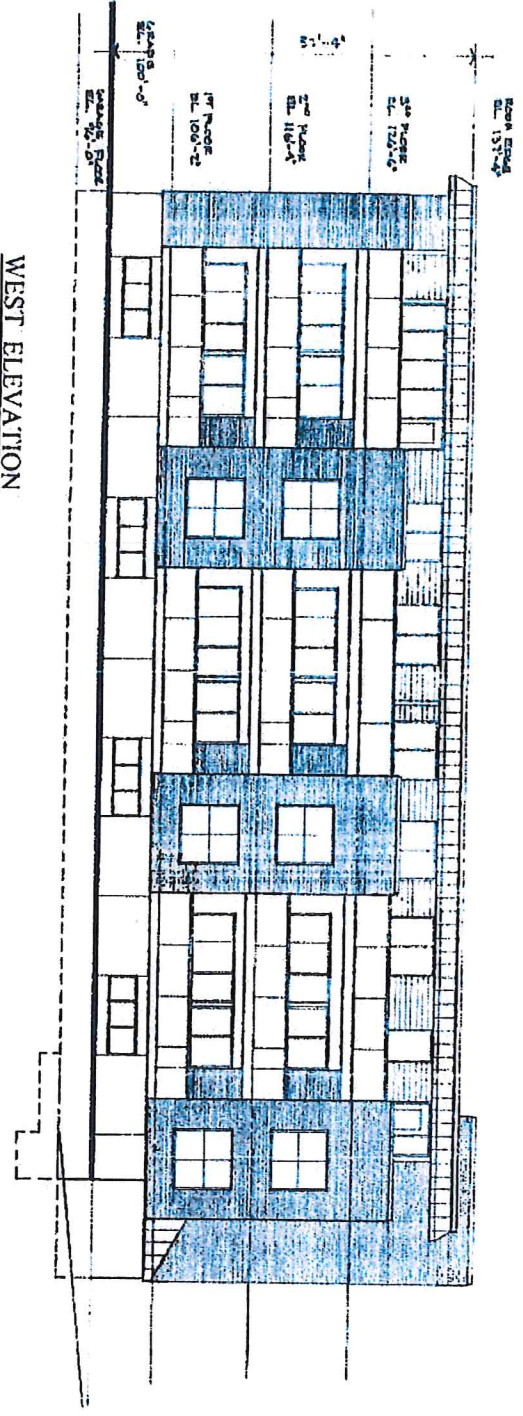
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Minnesota.
Date: 7/10/15

JERRY W. ANDERSON

Jamb architects
P.O. Box 310 Forest Lake, Minnesota 55025
(612) 670-0358

15-163947

WEST ELEVATION
1/4" = 1'-0"



30

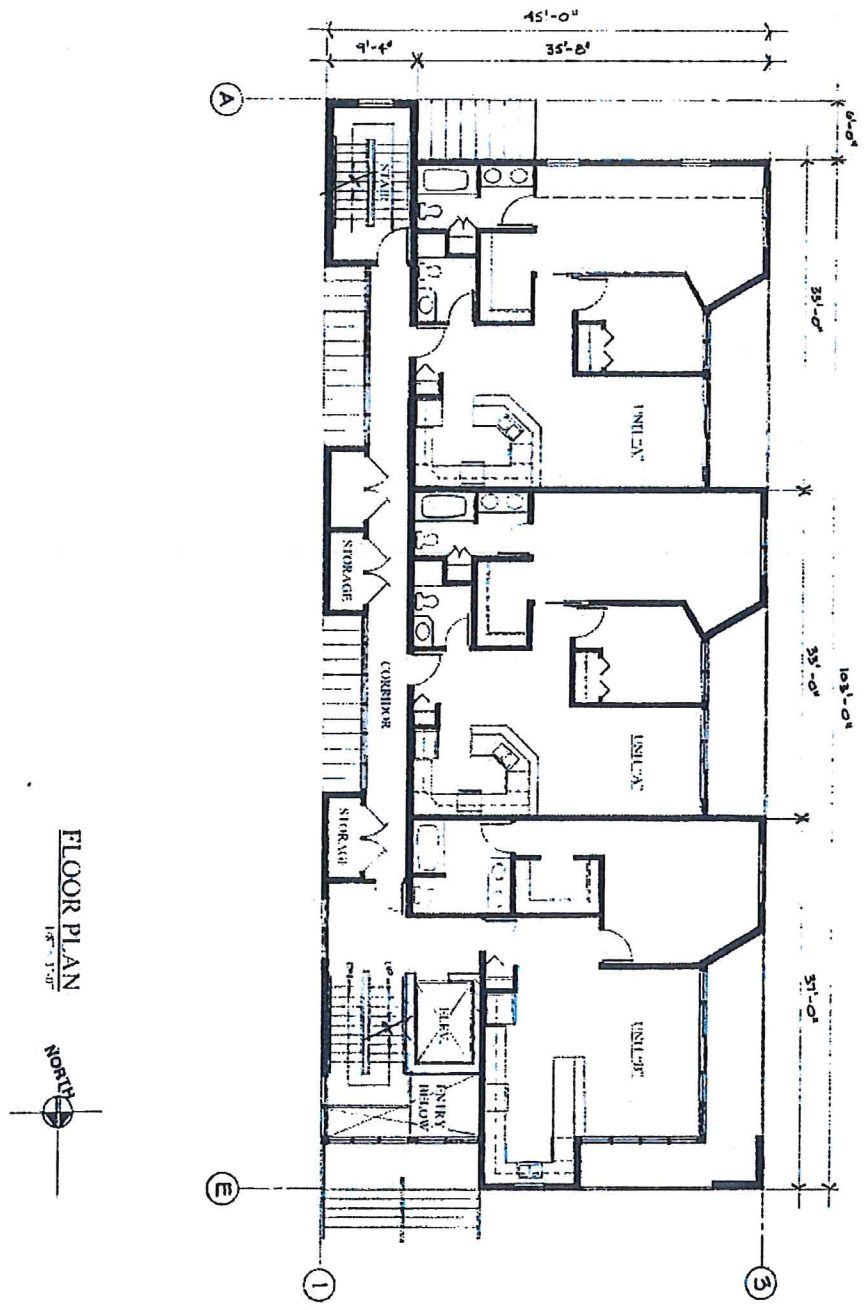
Project No.
Date
7/20/15
Revision:
Sheet No.
A8.1

GRAND AVENUE CONDOS
1174 GRAND AVENUE • ST. PAUL, MN

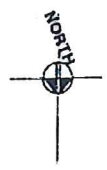
JEFF W. ANDERSON
Page 15 of 27

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(612) 670-0356

FILE
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FLOOR PLAN
1/8" = 1'-0"



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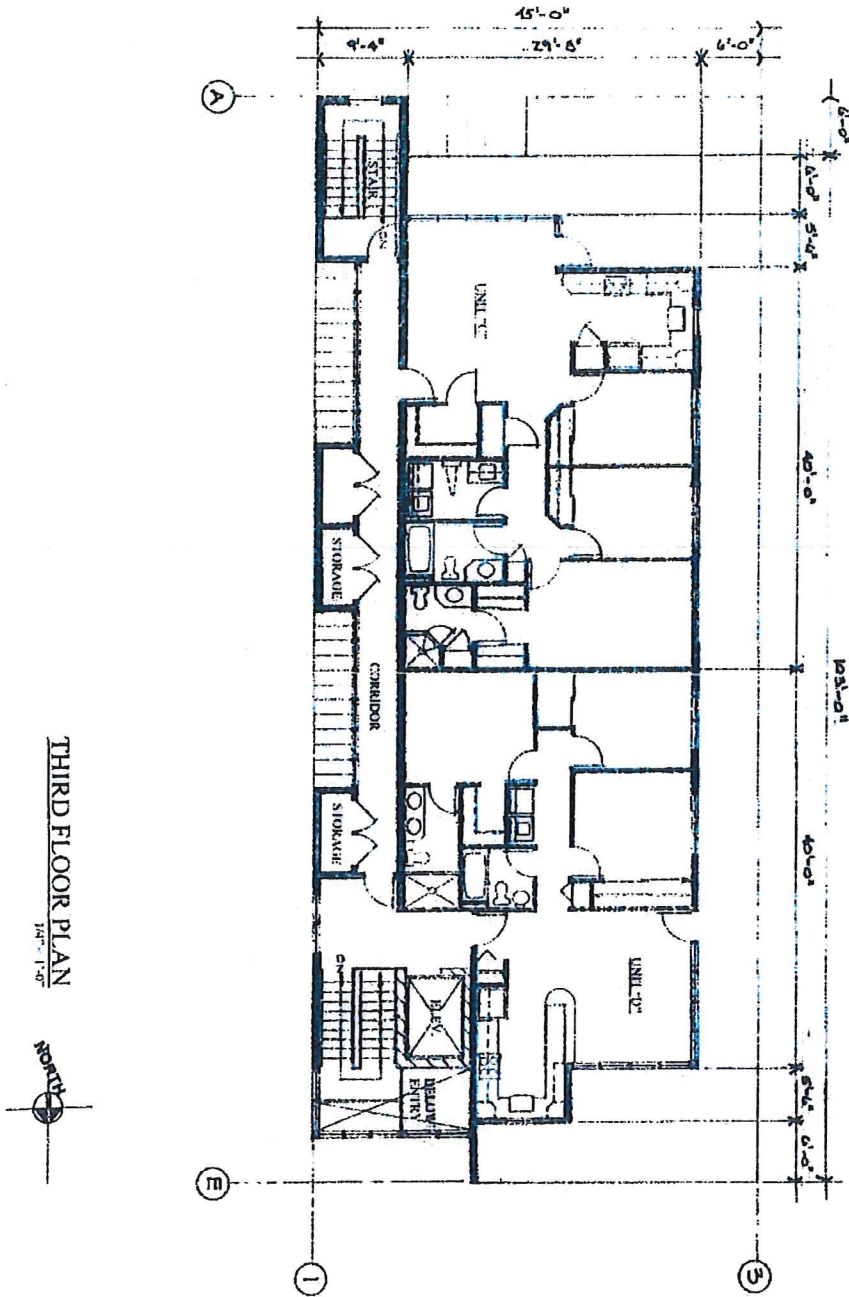
Project No. 01505
Date: 7/20/15
Revised:
Sheet No. A3.1

GRAND AVENUE CONDOS
1174 GRAND AVENUE - ST. PAUL, MN

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Architect in the State of Minnesota.
Architect
JEFF W. ANDERSON

Jamb architects
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(612) 670-0358

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THIRD FLOOR PLAN
1/4" = 1'-0"



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Project No. 01505
User: ZWJ/LS
Revision:
Sheet No. A4.1

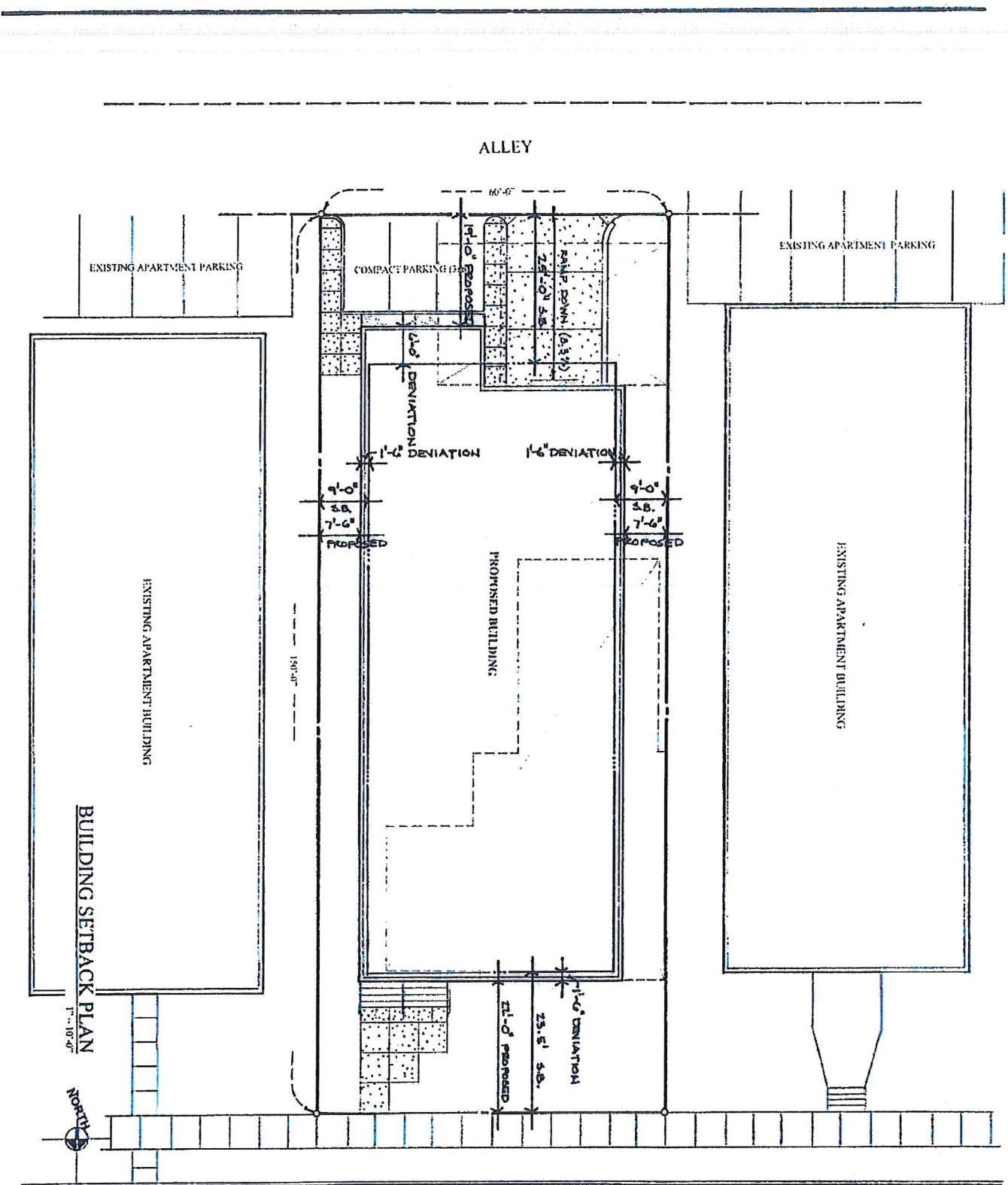
GRAND AVENUE CONDOS

1174 GRAND AVENUE • ST. PAUL, MN

10/13/99

JERRY W. ANDERSON

Jamb architects
P.O. Box 310 Forest Lake, Minnesota 55026
(612) 670-0350



15-163947
 [Red Stamp]

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Project No. 015156
 Date: 7/20/05
 Sheet No. A12

GRAND AVENUE CONDOS

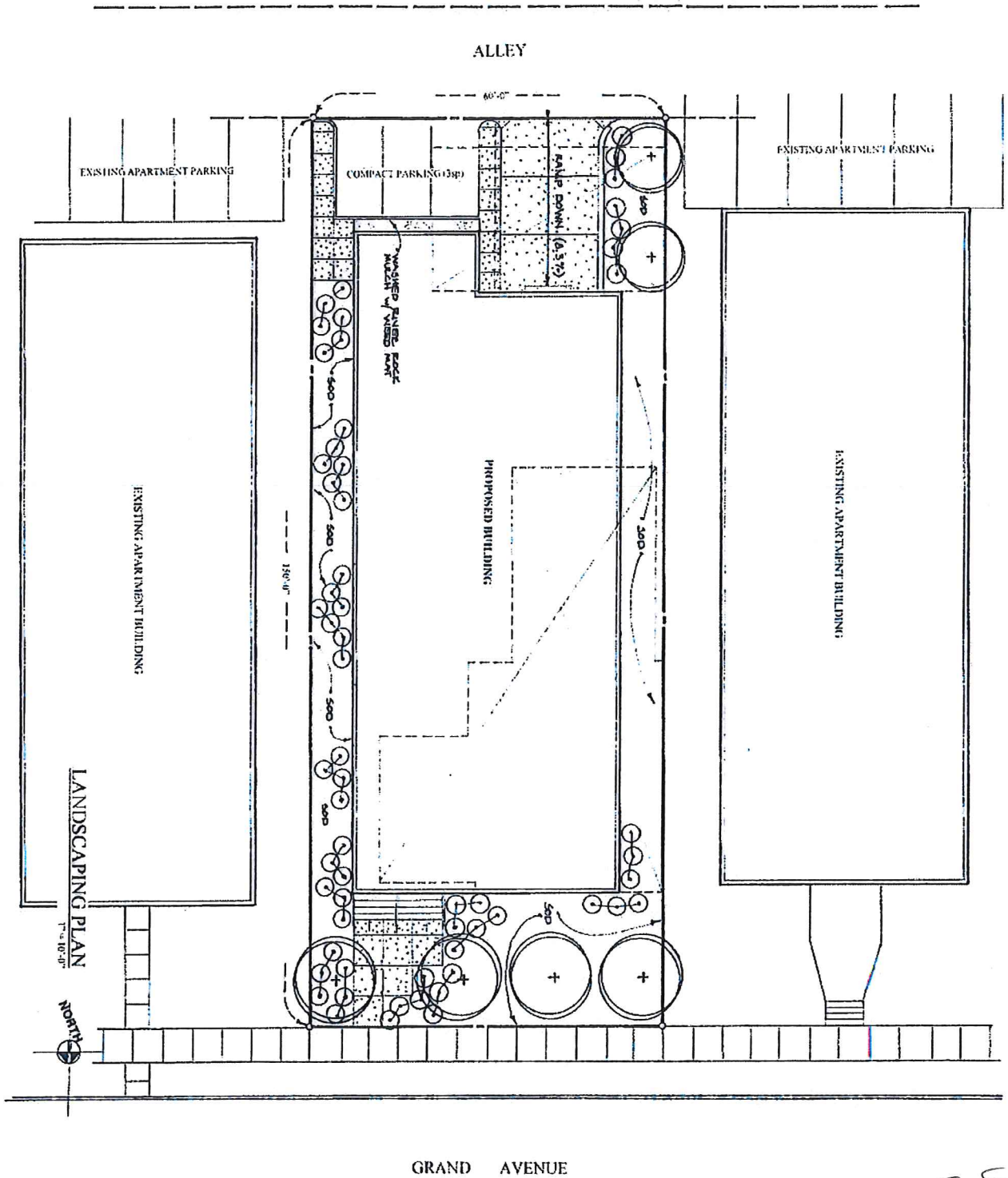
1174 GRAND AVENUE • ST. PAUL, MN

I hereby certify that the plan was prepared by me or under my direct supervision and that I am a duly registered ARCHITECT in the State of MINNESOTA.

Arch. Reg. 15242
 JERRY W. ANDERSON

Jamb architects
 P.O. Box 310 Forest Lake, Minnesota 55025
 (612) 670-0358

15-163047



Stamp: L.S.L.L.
 Project No. 01535
 Date: 7/20/13

GRAND AVENUE CONDOS
 1174 GRAND AVENUE • ST. PAUL, MN

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
 License No. 15630
 JEREMY W. ANDERSON

Jamb architects
 P.O. Box 310 Forest Lake, Minnesota 55025
 (612) 470-0556

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