

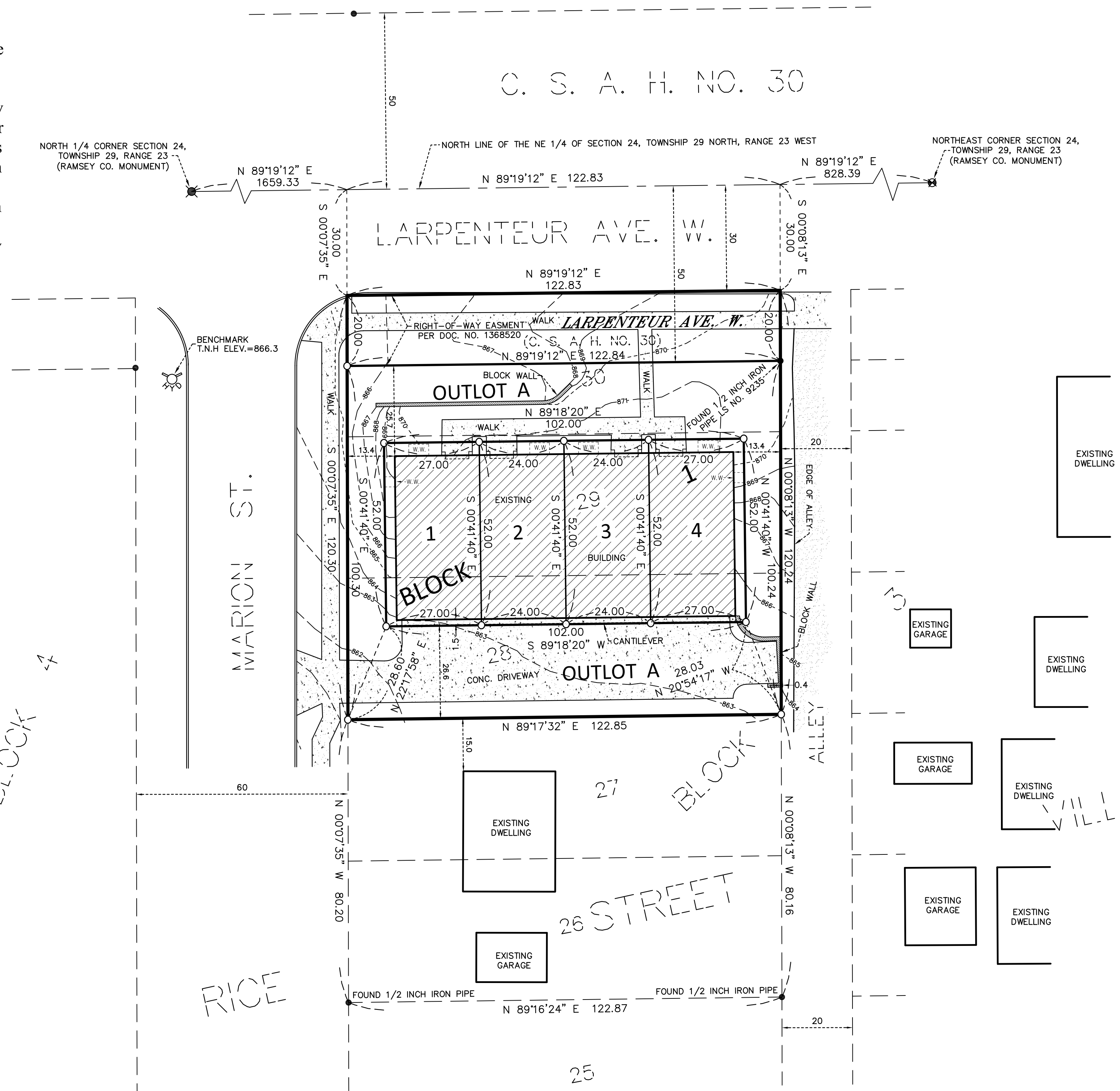
**LEGAL DESCRIPTION:**

Lots 28, 29, and 30, Block 3, Rice Street Villas, subject to street, Ramsey County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Building dimensions and setbacks measured to outside of siding or stucco.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- Subject property is zoned RM2 - Medium Density Multiple Family Residential per the City of St. Paul zoning map.
- The area of the property excluding the right of way easement is 12,317 sq. ft.

# PRELIMINARY PLAT - LARPENTEUR TOWNHOMES



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 23 WEST, HAVING A BEARING OF NORTH 89 DEGREES 19 MINUTES 12 SECONDS EAST

- DENOTES FOUND IRON MONUMENT (SIZE AND TYPE OF MONUMENT AS NOTED)
- DENOTES 1/2 INCH X 14 INCH IRON PIPE MONUMENT SET AND MARKED BY MINNESOTA LICENSE NUMBER 43503
- ⊠ DENOTES CAST IRON MONUMENT
- ⊞ DENOTES 2 INCH IRON PIPE

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	ADVANCE SURVEYING & ENGINEERING, CO.	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.	SURVEYED DATE:	SHEET TITLE	SHEET NO.
			<p><b>CHRIS QUINN</b> 218 LARPENTEUR AVE. ST. PAUL, MN</p>	<p><b>Advance</b> Surveying &amp; Engineering, Co.</p> <p>17917 Highway No. 7 Minnetonka, Minnesota 55345 Phone (952) 474-7964 Web: www.advsur.com</p>	<p>Wayne W. Preuks #43503 LICENSE NO. APRIL 28, 2021 DATE</p>	VARIOUS TIMES - 2020	PRELIMINARY PLAT	<h1>S1</h1>
						DRAFTED DATE:	SHEET SIZE: 22 X 34	
		APRIL 28, 2021	DRAWING NUMBER					
							210662 WP	