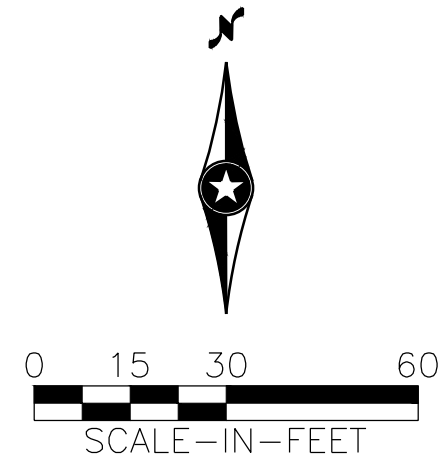


Vertical Circulation Structure

That part of Block 19, St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota described as commencing at the most westerly corner of said Block 19; thence North 55 degrees 50 minutes 16 seconds East, assumed bearing, along the northwesterly line of said Block 19 a distance of 82.29 feet to the actual point of beginning; thence continuing North 55 degrees 50 minutes 16 seconds East, along said northwesterly line, a distance of 16.82 feet; thence South 38 degrees 25 minutes 56 seconds East a distance of 38.36 feet; thence South 51 degrees 22 minutes 18 seconds West a distance of 7.87 feet; thence North 77 degrees 31 minutes 00 seconds West a distance of 36.38 feet; thence North 12 degrees 29 minutes 00 seconds East a distance of 18.09 feet to the point of beginning.



Transformer

That part of Block 19, St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota described as commencing at the most easterly corner of said Block 19; thence South 55 degrees 26 minutes 41 seconds West, assumed bearing, along the southeasterly line of said Block 19 a distance of 66.39 feet to the actual point of beginning; thence continuing South 55 degrees 26 minutes 41 seconds West, along said southeasterly line, a distance 7.00 feet; thence North 34 degrees 33 minutes 19 seconds West a distance of 11.00 feet; thence North 55 degrees 26 minutes 41 seconds East a distance of 7.00 feet; thence South 34 degrees 33 minutes 19 seconds East a distance of 11.00 feet to the point of beginning.

Site Addresses

P.I.N.: 06-28-22-12-0109
355 Minnesota Street, Saint Paul, MN 55101

P.I.N.: 06-28-22-12-0110
0 Minnesota Street, Saint Paul, MN 55101

P.I.N.: 06-28-22-12-0056
335 Minnesota Street, Saint Paul, MN 55101

P.I.N.: 06-28-22-12-0055
55 4th Street East, Saint Paul, MN 55101-1105

P.I.N.: 06-28-22-12-0100
360 Cedar Street, Saint Paul, MN 55101-1102

Flood Zone Classification

Parcels 1, 2, 3, 4, and 6: Area of Minimal Flooding (Zone X), per FEMA Flood Map 27123C0104G, effective 06/04/2010

Gross Land Area

P.I.N.: 06-28-22-12-0109 - 9,611.73 Sq Ft (0.22 Acres)
P.I.N.: 06-28-22-12-0110 - 7,338.60 Sq Ft (0.17 Acres)
P.I.N.: 06-28-22-12-0056 - 12,933.72 Sq Ft (0.30 Acres)
P.I.N.: 06-28-22-12-0055 - 14,964.04 Sq Ft (0.34 Acres)
P.I.N.: 06-28-22-12-0100 - 27,480.33 Sq Ft (0.63 Acres)
Total Parcel Area: 72,328.44 Sq Ft (1.66 Acres)

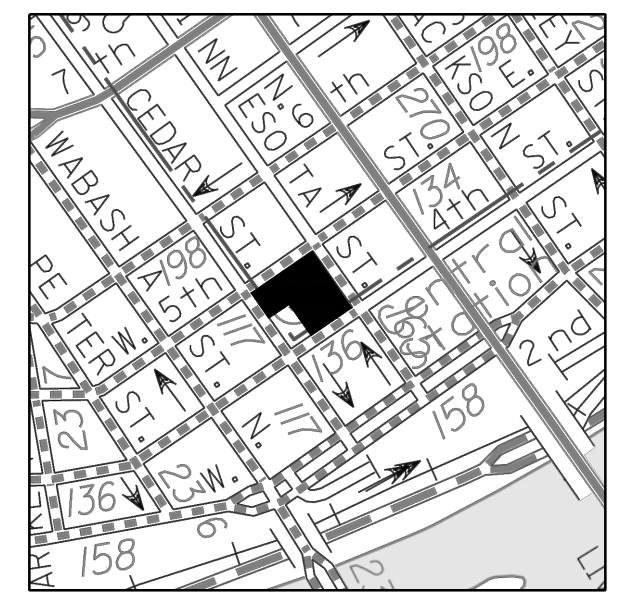
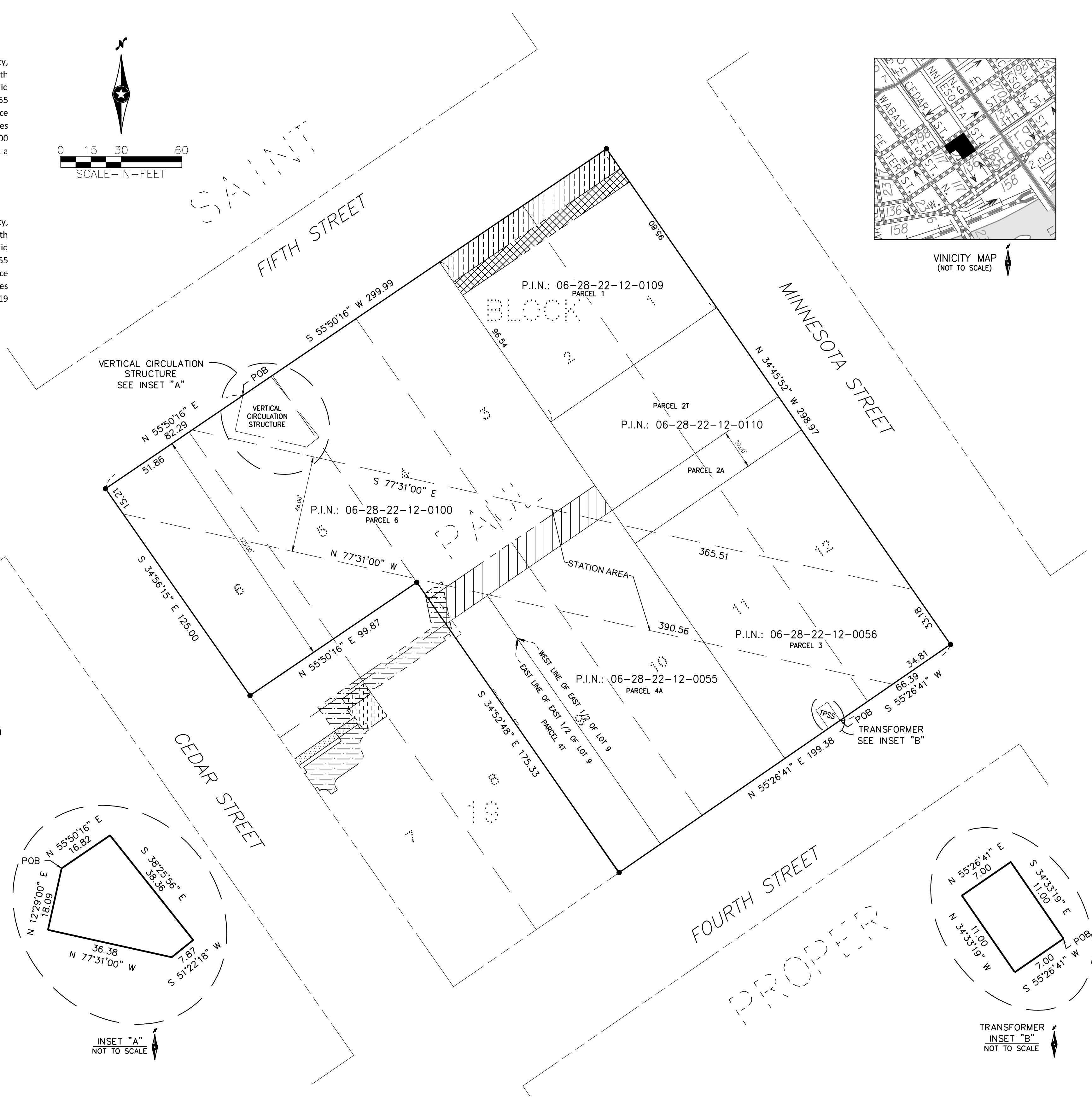
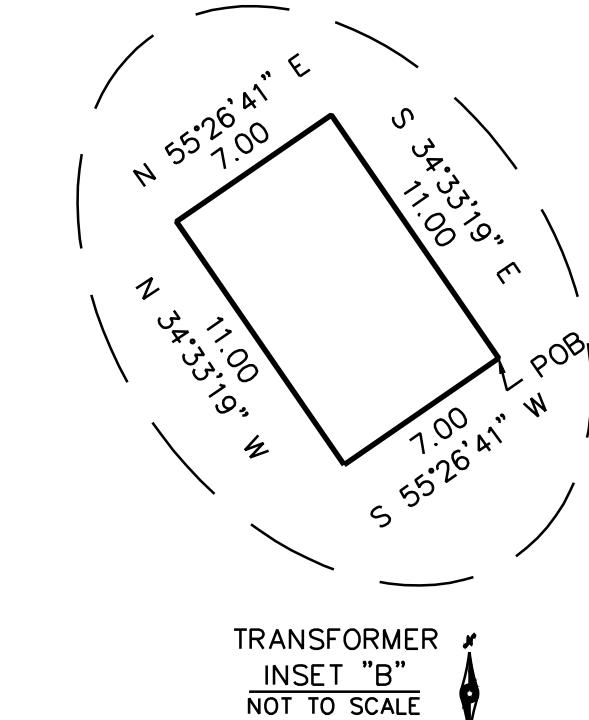
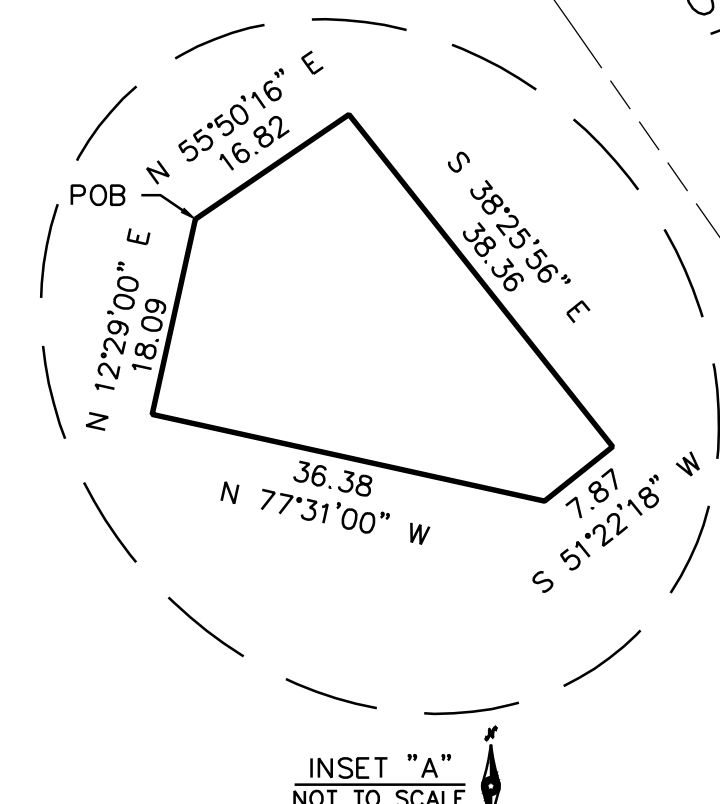
Described Station Area: 19,118 Sq Ft (0.44 Acres)

Described Vertical Circulation Structure Area: 806.88 Sq Ft (0.02 Acres)

Described Transformer Area: 77 Sq Ft

Notes

- All distances are in feet.
- The basis of bearings is assumed.
- Easements shown as listed in Attorney's Title Opinions for Project #56901; Parcel 1, dated March 14, 2018; Parcel 3, dated March 20, 2018; Parcels 2(T), 4(A), & 4(T), dated March 21, 2018; Parcels 2(A) and 6, dated March 22, 2018
- Provided Attorney's Title Opinions do not disclose easements for Skyway.
- Vacated Alleys not shown.



This is to certify that this map or plat and the survey on which is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a)(b2)(c), 8, 10, 11, 17, 18 and 19 of Table A thereof. The field work was completed in March 2018.

Dean Dusheck
Dean Dusheck
Minnesota Professional Land Surveyor No. 16679

May 9, 2018
Date
Additional Parcels 8/29/2022
Removed Vacated Alley 9/8/2022

Parcel 1

Those parts of Lots 1 and 2, Block 19, St. Paul Proper, which lie northwesterly of the following described line: Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, 95.80 feet to the point of beginning of the line to be described; thence southwesterly to a point on the southwesterly line of said Lot 2, 96.54 feet southeasterly of the most westerly corner of said Lot 2 and said line there terminating.

Parcel 2(T)

Those parts of Lots 1 and 2, Block 19, St. Paul Proper, which lie southeasterly of the following described line: Commencing at the most northerly corner of said Lot 1; thence southeasterly along the northeasterly line of said Lot 1, 95.80 feet to the point of beginning of the line to be described; thence southwesterly to a point on the southwesterly line of said Lot 2, 96.54 feet southeasterly of the most westerly corner of said Lot 2 and said line there terminating.

Parcel 2(A)

The Northwesterly 20 feet of Lots 11 and 12, Block 19, St. Paul Proper.*

Parcel 3

All that part of Lots 11 and 12, Block 19, Saint Paul Proper lying southeasterly of the Northwesterly 20 feet thereof.*

Parcel 4(T)

The Westerly Half of Lot 9, Block 19, St. Paul Proper.

Parcel 4(A)

All that part of the East Half of Lots 9 and all of Lot 10, Block 19, Saint Paul Proper.

Parcel 6

Lot 3, Block 19, St. Paul Proper;

And

The Northerly 125 feet of Lots 5 and 6, Block 19, St. Paul Proper;

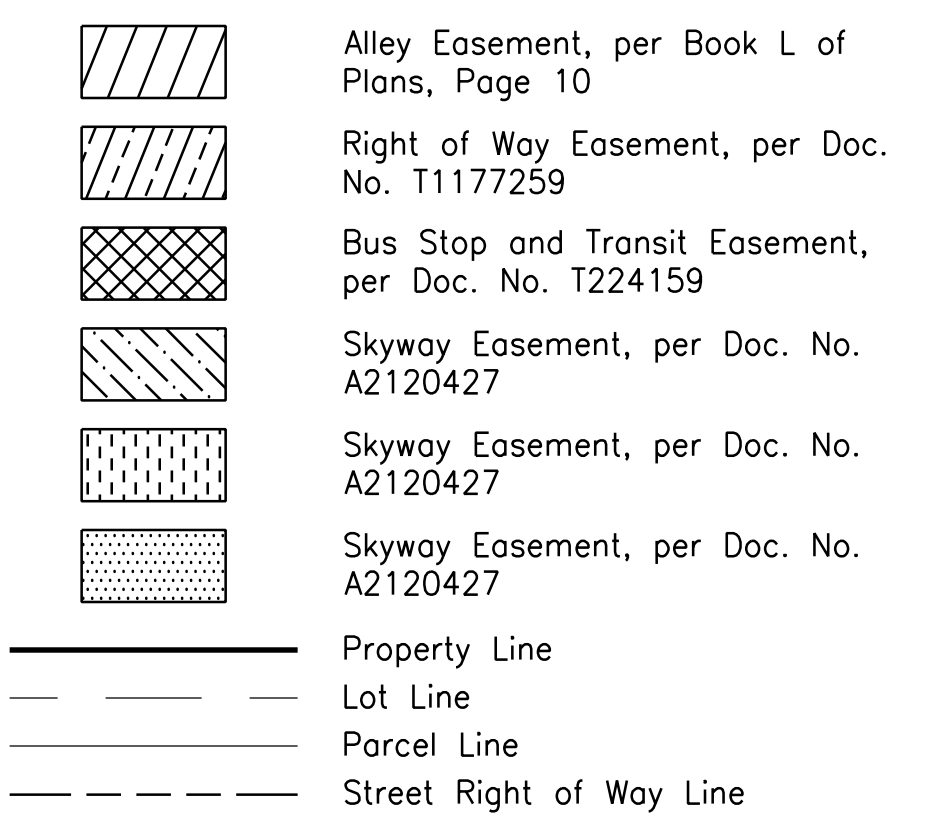
And

Lot 4, Block 19, St. Paul Proper.

* Modified from provided title opinion

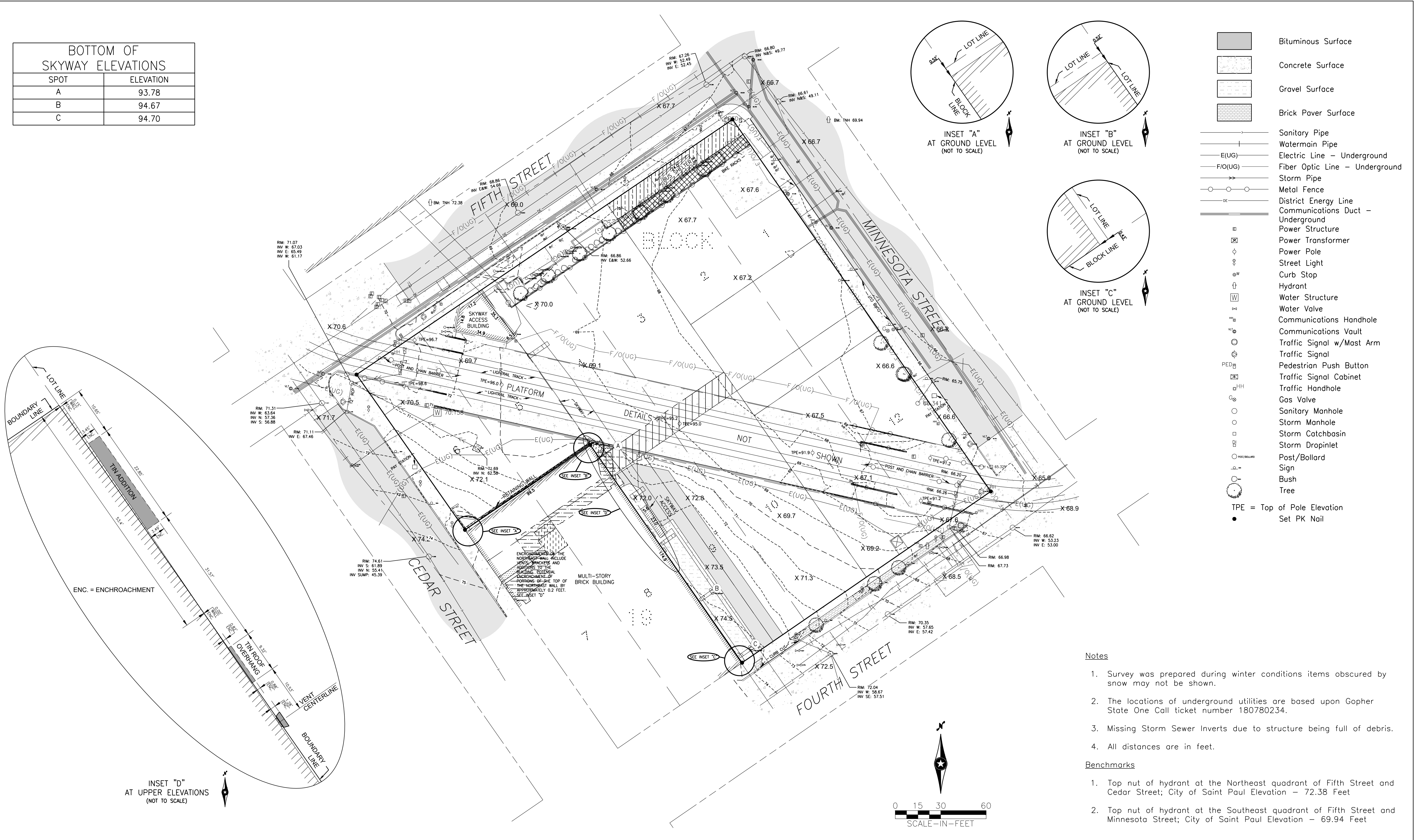
Station Area

That part of Block 19, St. Paul Proper, according to the recorded plat thereof, Ramsey County, Minnesota described as beginning at the most westerly corner of said Block 19; thence North 55 degrees 50 minutes 16 seconds East, assumed bearing, along the northwesterly line of said Block 19 a distance of 51.86 feet; thence South 77 degrees 31 minutes 00 seconds East a distance of 365.51 feet to the northeasterly line of said Block 19; thence South 34 degrees 45 minutes 52 seconds East, along said northeasterly line, a distance of 33.18 feet to the most easterly corner of said Block 19; thence South 55 degrees 26 minutes 41 seconds West, along the southeasterly line of said Block 19, a distance of 34.81 feet; thence North 77 degrees 31 minutes 00 seconds West a distance of 390.56 feet to the southwesterly line of said Block 19; thence North 34 degrees 52 minutes 48 seconds West, along said southwesterly line, a distance of 15.21 feet to the point of beginning.

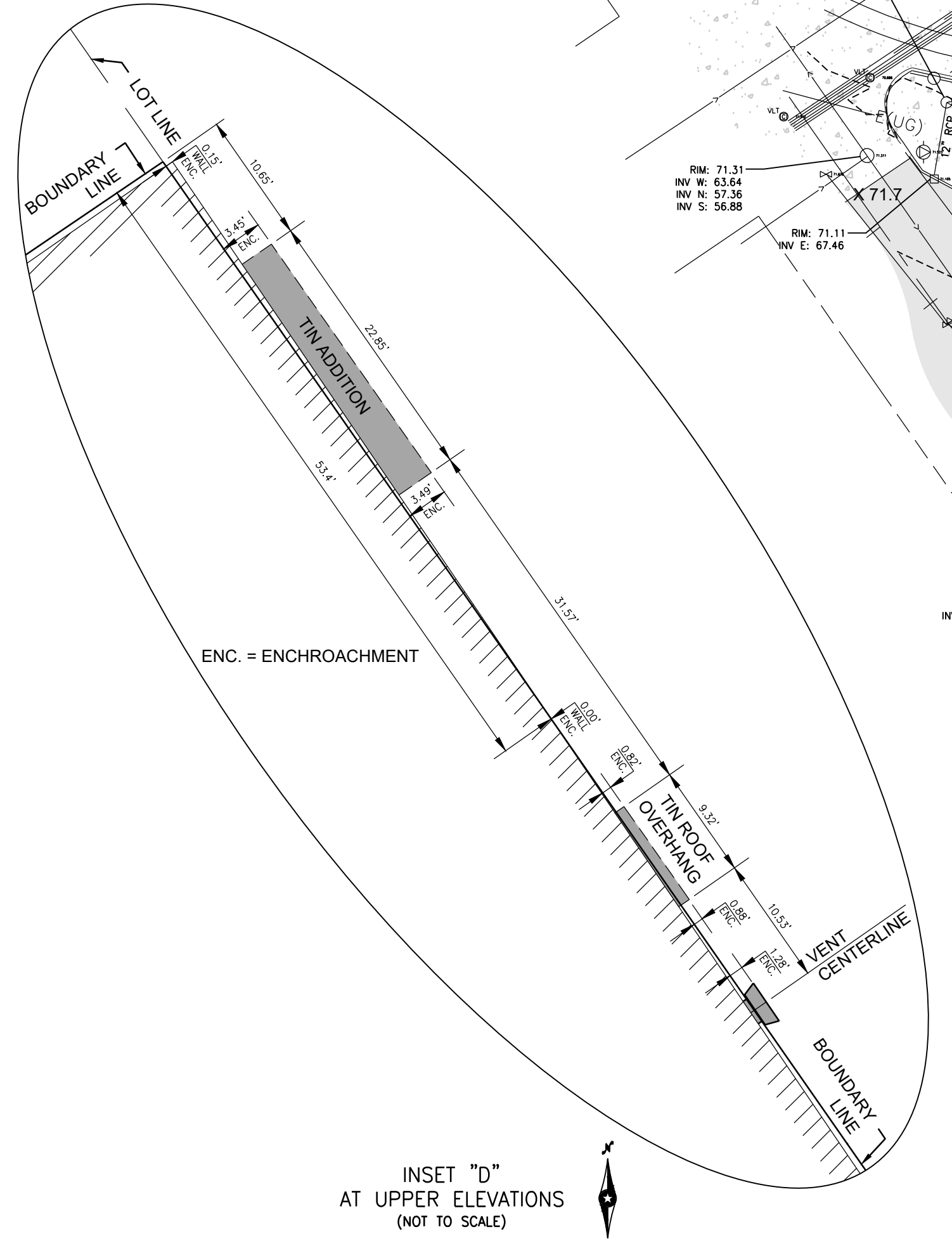
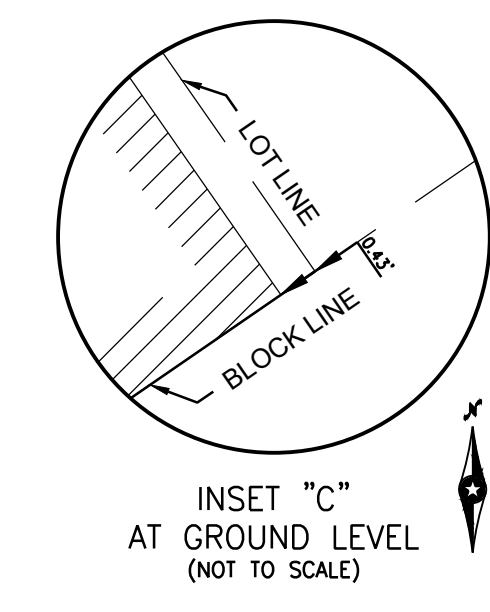
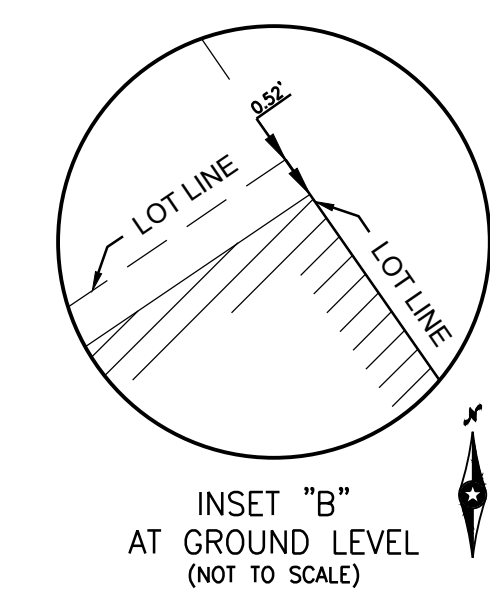
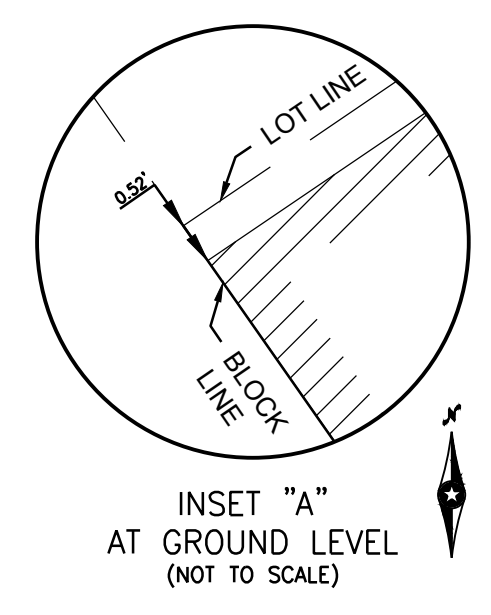


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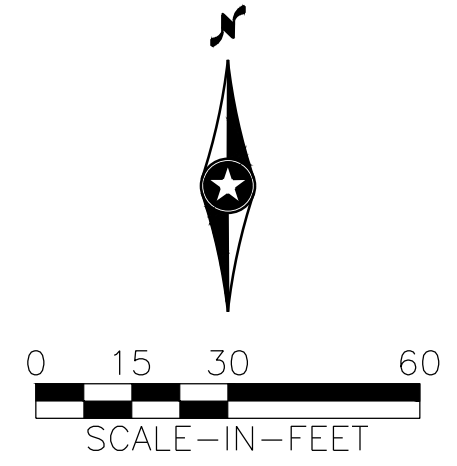
BOTTOM OF SKYWAY ELEVATIONS	
SPOT	ELEVATION
A	93.78
B	94.67
C	94.70



- Bituminous Surface
- Concrete Surface
- Gravel Surface
- Brick Paver Surface
- Sanitary Pipe
- Watermain Pipe
- Electric Line - Underground
- Fiber Optic Line - Underground
- Storm Pipe
- Metal Fence
- District Energy Line
- Communications Duct - Underground
- Power Structure
- Power Transformer
- Power Pole
- Street Light
- Curb Stop
- Hydrant
- Water Structure
- Water Valve
- Communications Handhole
- Communications Vault
- Traffic Signal w/Mast Arm
- Traffic Signal
- Pedestrian Push Button
- Traffic Signal Cabinet
- Traffic Handhole
- Gas Valve
- Sanitary Manhole
- Storm Manhole
- Storm Catchbasin
- Storm Dropinlet
- Post/Bollard
- Sign
- Bush
- Tree
- TPE = Top of Pole Elevation
- Set PK Nail



- Notes**
- Survey was prepared during winter conditions items obscured by snow may not be shown.
 - The locations of underground utilities are based upon Gopher State One Call ticket number 180780234.
 - Missing Storm Sewer Inverts due to structure being full of debris.
 - All distances are in feet.
- Benchmarks**
- Top nut of hydrant at the Northeast quadrant of Fifth Street and Cedar Street; City of Saint Paul Elevation - 72.38 Feet
 - Top nut of hydrant at the Southeast quadrant of Fifth Street and Minnesota Street; City of Saint Paul Elevation - 69.94 Feet



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Topographic and Boundary Survey - Revision 2
 For: Metro Transit
 Saint Paul, Minnesota

