

Attachment E

DESCRIPTION OF PROPERTY SURVEYED
(Part of Warranty Deed Document No. 1960088)

All that part of the West 301.88 feet of the East 783.88 feet of the Southwest quarter of the Southeast quarter of Section 27, Township 30, Range 23, Ramsey County, Minnesota, lying Southerly of a line running parallel with and distant 60 feet Southerly, measured at right angles, from a line described as follows: Beginning at a point on the West line of the East 462 feet of said Southwest quarter of Southeast quarter distant 344 feet North of the South line of said Southwest quarter of the Southeast quarter; thence running Northwesterly to a point which is located as follows: Beginning at a point on said South line distant 132 feet East of the Southwest corner of said Southwest quarter of the Southeast quarter; thence running Northerly at an angle of 80°16' with said South line (measured from East to North) a distance of 455.1 feet; thence Easterly at right angles 110 feet to the point to be located, which is the Westerly terminus of the line being described. Excepting from the above described tract the East 60 feet of the South 153 feet thereof and excepting that part of the East 55 feet thereof lying North of a line running parallel to and distant 264 feet North of the South line thereof; subject to County Road E, Delwood Street and/or Connelly Avenue, and subject to roadway and utility easements over the East 60 feet thereof.

TITLE COMMITMENT

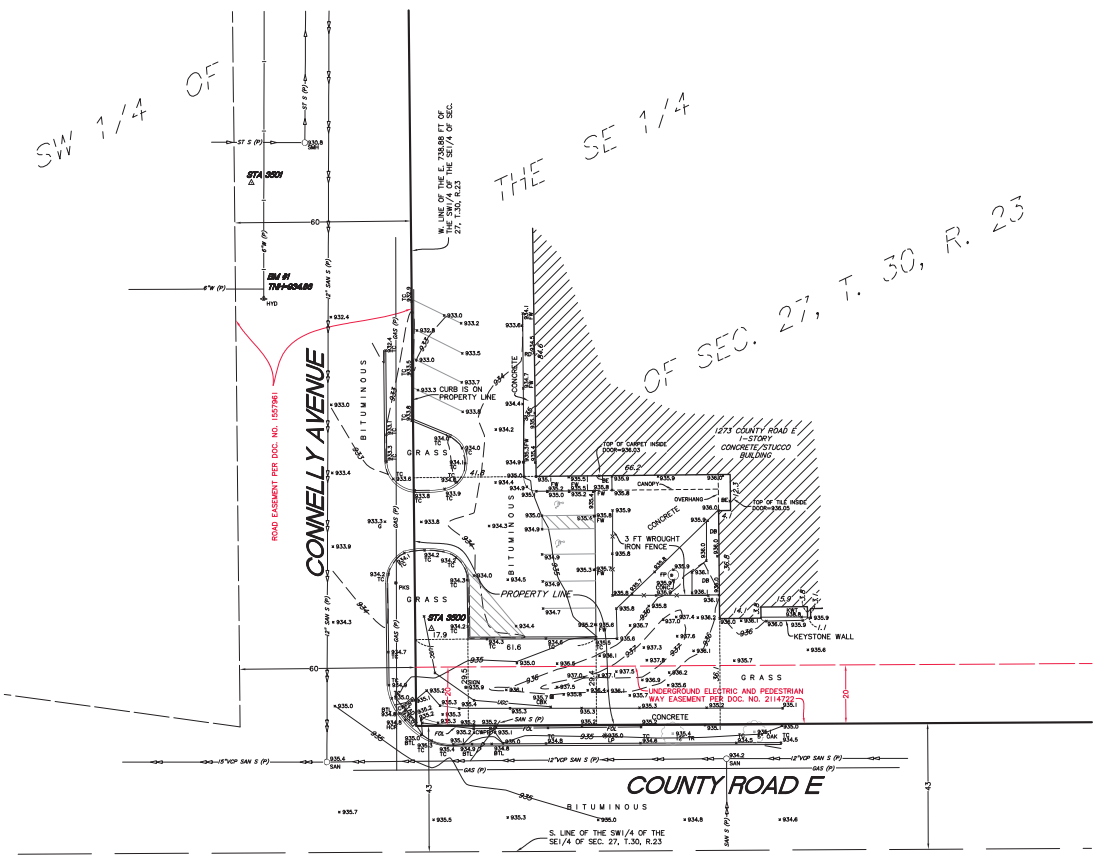
This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

GENERAL NOTES

- 1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- 2.) At the time fieldwork was performed for this survey, there was a significant amount of snow on the ground. Physical features were located to the best of our ability, but there may be additional features that were not visible and, therefore, not shown hereon.

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, 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.
- 2.) Other underground utilities of 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 numbers 230610615 and 230610636.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.



△ SURVEY CONTROL STATIONS

STA	NORTHING	EASTING	ELEVATION
3500	194628.898	558970.447	934.49
3501	194780.881	558909.048	932.00

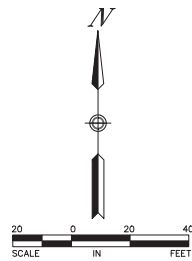
- BENCHMARKS (BM)
(NGVD 29)
- 1.) Top of top nut of fire hydrant on the west side of Connelly Ave.
1st hydrant north of County Road E
Elevation = 934.86 feet
 - 2.) Top of MNDOT control point monument stamped "6216A". Monument is in the southeast wing wall of railroad bridge over State Highway No. 51, approximately 0.2 mile north of County Road E and State Highway No. 51. (Net within survey limits)
Elevation = 930.54 feet

LEGEND

- BE Denotes building entrance
- BTL Denotes beaverfall curb
- CBX Denotes communication box
- CWPB Denotes cross walk push button
- DE Denotes decorative brick
- DFL Denotes fiber optic line
- FP Denotes flag pole
- FW Denotes face of walk
- G Denotes gutter elevation
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- KWT Denotes keystone wall top
- LP Denotes light pole
- (P) Denotes per plan, not field verified
- PKS Denotes parking sign
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm sewer manhole
- ST S Denotes storm sewer
- TAD Denotes truncated domes plate
- TC Denotes top of concrete curb
- TNH Denotes top nut hydrant
- UGC Denotes underground communication line
- VCP Denotes vitrified clay pipe
- W Denotes water line
- TR Denotes deciduous tree

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 and Surveyor under the laws of the State of Minnesota.

Dated this 14th day of March, 2023
 SUNDE LAND SURVEYING, LLC
 By: *Leonard F. Carlson*
 Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890



Added parking lot ties	NON	03/15/23
Revision	By	Date
	NEW	

Drawing Title:
**PARTIAL BOUNDARY, LOCATION, TOPOGRAPHIC
 and UTILITY SURVEY FOR:
 Flaherty's Arden Bowl
 1273 West County Road E**

SUNDE LAND SURVEYING
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Project: 2023-012 By: Pjg 1/29/23 Date:
 Township: 30 Range: 23 Section: 27 03/14/2023
 File: 2023012001-01.dwg Sheet: 1 of 1