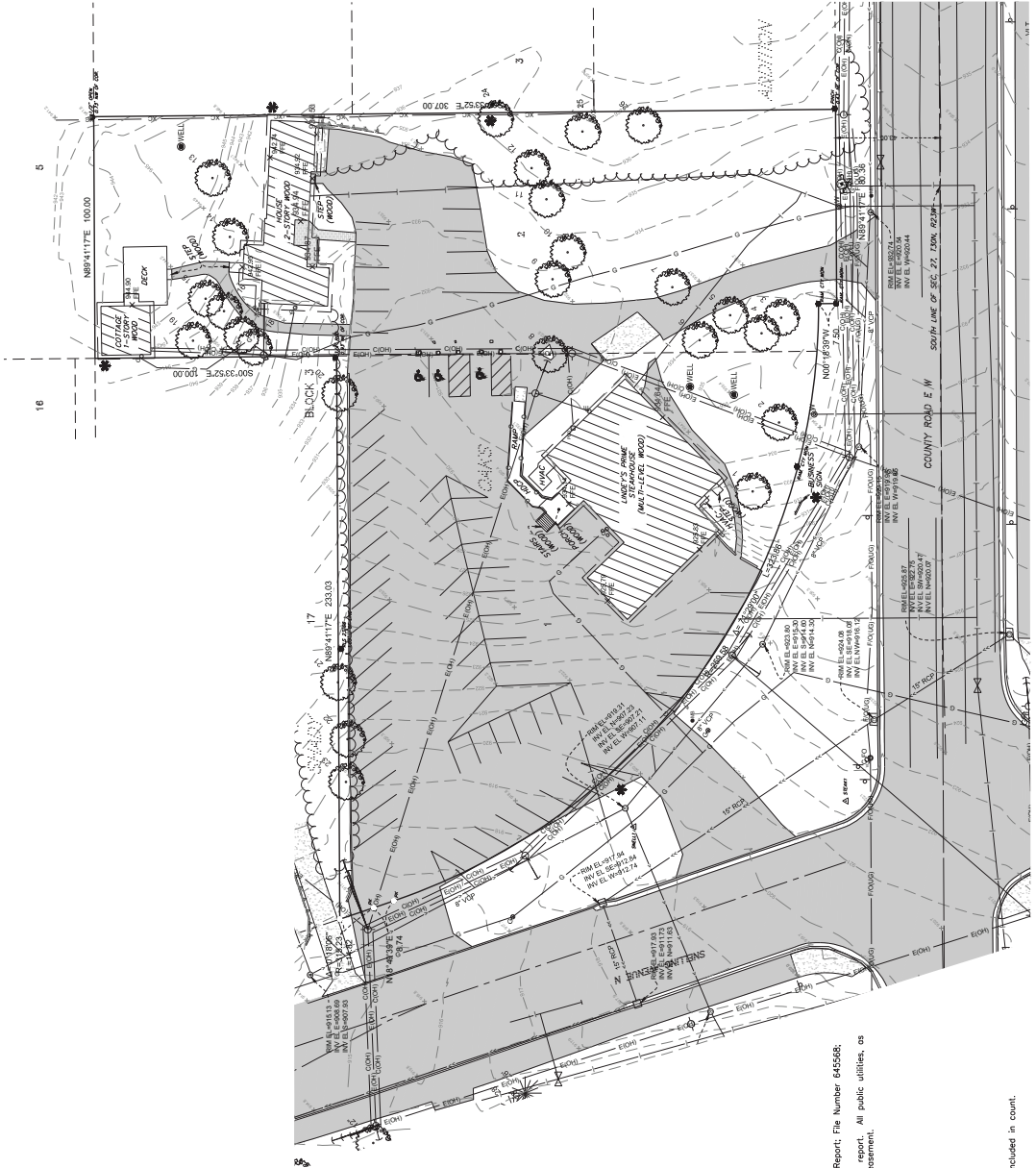


VICINITY MAP

LINDEY'S PRIME STEAK-HOUSE SITE

- TREE INVENTORY**
- 28' NORWAY MAPLE
 - 30' NORWAY MAPLE
 - 26' BLACK LOCUST
 - 18' WHITE OAK
 - 18' WHITE OAK
 - 20' WHITE OAK
 - 40' SILVER MAPLE
 - 18' BLACK LOCUST
 - 10' NORWAY MAPLE
 - 20' AMERICAN LINDER
 - 25' WHITE OAK
 - 30' BUR OAK
 - 16' WHITE OAK
 - 30' WHITE OAK
 - 20' WHITE OAK
 - 26' WHITE OAK
 - 18' WHITE OAK
 - 12' 24' NORWAY MAPLE
 - 14' ELM
 - 24' NORWAY MAPLE
 - 22' 25' ELM
 - 22' 25' ELM
 - 24' 12' NORWAY MAPLE
 - 25' 18' WHITE OAK
 - 26' 24' WHITE OAK



- LEGEND**
- PROPERTY LINE
 - SECTION LINE
 - RIGHT OF WAY LINE
 - SEWAGE TREATMENT FACILITY
 - STORM MANHOLE
 - STORM DROPPINLET
 - STORM PIPE END
 - SANITARY MANHOLE
 - STREET LIGHT
 - ELECTRIC METER
 - ELECTRIC TRANSFORMER
 - ELECTRIC LINE MARKER POST
 - ANCHOR
 - COMMUNICATION LINE - UNDERGROUND
 - COMMUNICATION LINE - OVERHEAD
 - FIBER OPTIC - UNDERGROUND
 - FIBER OPTIC - OVERHEAD
 - GAS METER
 - WATER LINE
 - WATER VALVE
 - WATER WALLT
 - WATER MAIN
 - WELL
 - TRAFFIC SIGNAL
 - PEDESTRIAN PUSHBUTTON
 - POLE
 - FLAG POLE
 - FENCE - CHAIN LINK
 - FENCE - IRON ROLLARD
 - FENCE - IRON ROLLARD
 - FENCE - IRON ROLLARD
 - CONTOUR LINE - MAJOR
 - CONTOUR LINE - MINOR
 - BUILDING
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - PAPER
 - RRPAP
 - TREELINE
 - TREE - DECIDUOUS
 - BUSH - CONIFEROUS
 - CONTROL POINT
 - FOUND MONUMENT (AS NOTED)
 - SET MONUMENT (PLS 56505)

- PROPERTY DESCRIPTIONS**
- The Land is described as follows:
- Lots 1 and 2, Block 3, SHADY OAKS ADDITION
 Ramsey County, Minnesota
 Abstract Property
- Legal description as described in Landtitle Property Report: The Number 645566; Dated 08/20/2013
 - No encumbrances on subject property described in said report. All public utilities, as shown herein, appear to be without benefit of an easement.
- SURVEYOR'S NOTES**
- Site Area: 6401.3 Sq. Ft. (1.47 Acres)
 - Property Address: 3610 Snelling Avenue North, Arden Hills, MN 55112
 - Striped Parking Stalls: Standard: 64, Maximum: 67, Total: 67
- *Unstriped parking including house garage are not included in count.
- All distances are in feet tenths of feet.
 - The basis of bearings is assumed.
 - Adjacent utility locations have been field checked as shown. All public underground utility services which serve the property were attempted to be field located through the services of Copher State One Call per ticket number 22091011. In these cases, utilities as shown are from available survey maps, utility maps, or public data. Further information contact Copher State One Call (651-424-6000 or 811).
 - Horizontal Coordinate System: Ramsey County; NAD83, 2011 Adjustment
 - Vertical Datum: MGD1988
 - Benchmark: STEAK1, N: 154581.10, E: 556780.24, ELEV: 919.63

POTENTIAL ENCROACHMENTS:

- Chainlink fence along east line potentially encroaches onto subject property.
- Subject property's house eave/roof gutter potentially encroaches onto west side of Pines Steak House's parking lot potentially encroaches onto Ramsey County Right-of-Way.
- Subject property's collage eave potentially encroaches onto property to the west of Pines Steak House's parking lot potentially encroaches onto Ramsey County Right-of-Way.
- County Right-of-Way
- Lindsey's Prime Steak House's business sign potentially encroaches onto Ramsey County Right-of-Way.

CERTIFICATION

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.

Michael J. Fischer, Jr.
 Date: 9/7/22 License Number: 56505

LSRF
 SHE CONSULTING GROUP, INC.
 3703 WATZATA BOULEVARD
 SUITE 1100
 MINNEAPOLIS, MN 55416-3791
 PH: 763-475-0000
 www.srfconsulting.com

PROJECT NO.: 22091011

PROJECT NAME:
 DRAWN: MFB
 DESIGNED: MFA
 PROJECT NO.: 54411

PROJECT FILE:
BOUNDARY AND TOPOGRAPHY SURVEY

SHEET NO.: 1

SHEET 1 OF 1

LINDEY'S PRIME STEAK HOUSE
 3600 SNELLING AVE N
 ARDEN HILLS, MN 55112

TITLE RECORD
 0 9/20/22
 REVISION/PLAN
 Original Issue

RAIMOND COUNTY
 1425 PAUL KIRKWOOD DR
 ARDEN HILLS, MN 55112
 651-949-7474