PROPOSED LOT SPLIT

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 275
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Survey Made For:
Mr. Larry Bresina
320 Burlington Road
St. Paul, MN 55119

Proposed New Legal Description Parcel A:

Those parts of Lots 4, and 5, Block 1, FLEISCHHACKER ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying northeasterly of the following described line:
Commencing at the southeasterly corner of said Lot 5; thence Southwesterly along the southerly line of said Lot 5 a distance of 92.78 feet to the point of beginning of the line to be described; thence North 22 degrees 39 minutes 15 seconds West a distance of 127.16 feet; thence North 12 degrees 12 minutes 10 seconds West a distance of 48.48 feet to the northerly line of said Lot 4 and said line there terminating.

Proposed New Legal Description Parcel B:

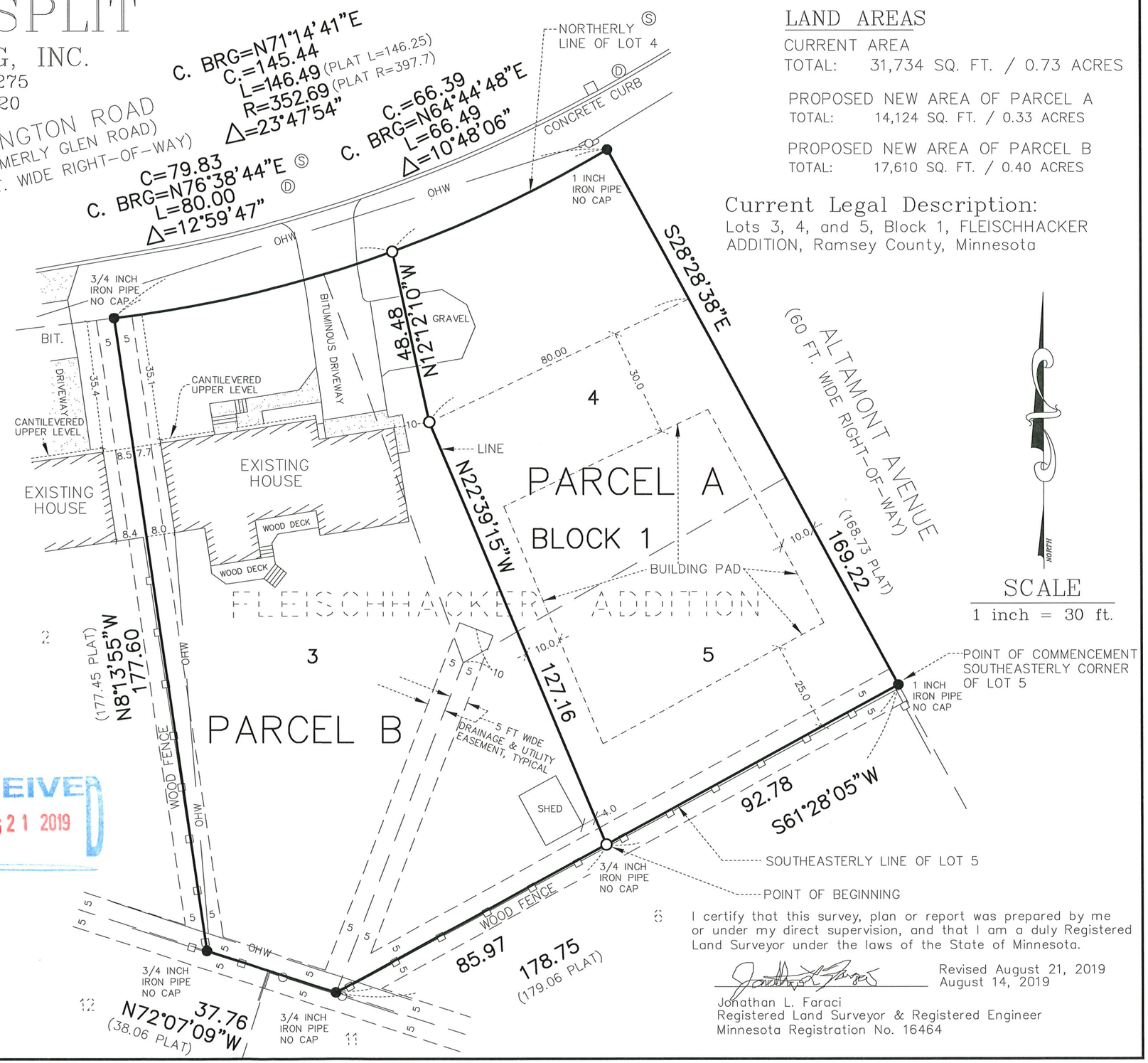
Those parts of Lots 3, 4, and 5, Block 1, FLEISCHHACKER ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying southwesterly of the following described line:
Commencing at the southeasterly corner of said Lot 5; thence Southwesterly along the southerly line of said Lot 5 a distance of 92.78 feet to the point of beginning of the line to be described; thence North 22 degrees 39 minutes 15 seconds West a distance of 127.16 feet; thence North 12 degrees 12 minutes 10 seconds West a distance of 48.48 feet to the northerly line of said Lot 4 and said line there terminating.

NOTES:

- ○ Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted, upon City approval of lot split.
- ● Denotes Iron Monument found size, type, & R.L.S. as noted.
- Denotes Power Pole
- —o— Denotes Chain-link Fence
- —□— Denotes Wood Fence
- □ Denotes Storm Sewer Catch Basin
- Ⓢ Denotes Sanitary Sewer Manhole
- Ⓓ Denotes Storm Drainage Manhole
- —OHW— Denotes Overhead Utility wires
- Denotes Concrete Surface

SITE ADDRESS: 320 Burlington Road, St. Paul, MN 55119

BASIS OF BEARINGS: Ramsey County
LAKE & LAND SURVEYING. JOB NO. 2019.205 JK



RECEIVED
AUG 21 2019
BY:

LAND AREAS

CURRENT AREA
TOTAL: 31,734 SQ. FT. / 0.73 ACRES

PROPOSED NEW AREA OF PARCEL A
TOTAL: 14,124 SQ. FT. / 0.33 ACRES

PROPOSED NEW AREA OF PARCEL B
TOTAL: 17,610 SQ. FT. / 0.40 ACRES

Current Legal Description:

Lots 3, 4, and 5, Block 1, FLEISCHHACKER ADDITION, Ramsey County, Minnesota

SCALE
1 inch = 30 ft.

I certify that this survey, plan 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.

Revised August 21, 2019
August 14, 2019

Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464