

Certificate of Survey for:

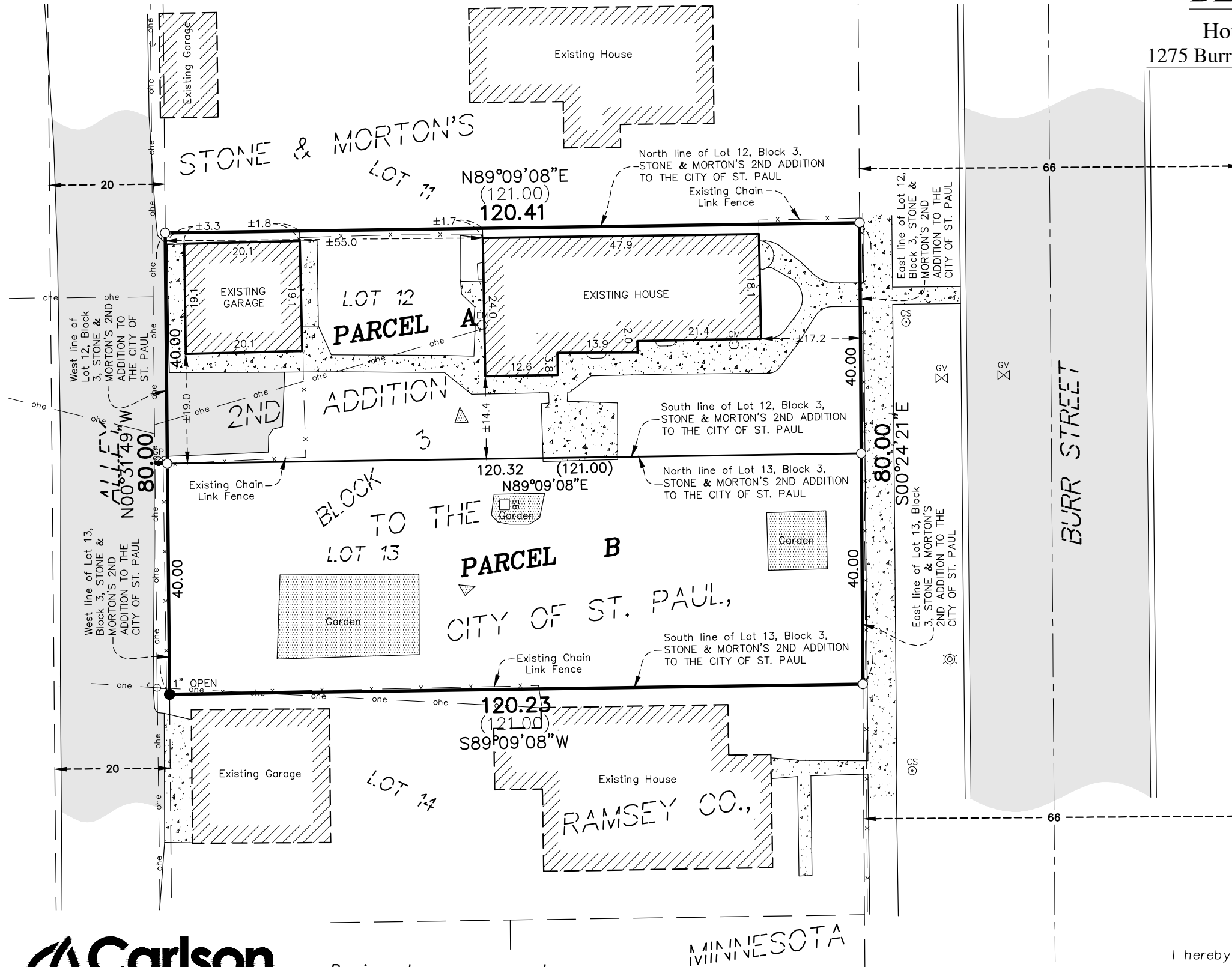
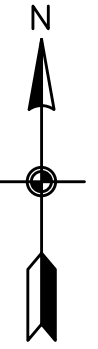
Located in the SW 1/4 of
Sec. 20, Twp. 29, Rge. 22

BEN HANF

House Address:
1275 Burr Street, St. Paul, MN

LEGEND

- Denotes Existing Light Pole
- Denotes Existing Gate Valve
- Denotes Existing Curb Stop
- Denotes Existing Electric Box
- Denotes Existing Gas Meter
- Denotes Existing Power Pole
- Denotes Existing Guy Wire
- Denotes Existing Electric Meter
- Denotes Existing Guard Post
- Denotes Existing Overhead Utility Line
- Denotes Existing Fence, as noted
- Denotes Existing Bituminous Surface
- Denotes Existing Concrete Surface
- Denotes Existing Landscaped Surface
- Denotes Found Iron Monument, as noted
- Denotes Set 5/8 Inch by 14 Inch Rebar, marked with License Number 52140
- (120.00) Denotes Plat Dimension



EXISTING PARCEL DESCRIPTION (PER RAMSEY COUNTY TAX RECORDS):

Lot 12 and Lot 13 Block 3, STONE & MORTON'S 2ND ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINNESOTA, according to the recorded plat thereof, Ramsey County, Minnesota.

Subject to all easements of record, if any.

PROPOSED PARCEL A DESCRIPTION:

Lot 12, Block 3, STONE & MORTON'S 2ND ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINNESOTA, according to the recorded plat thereof, Ramsey County, Minnesota

PROPOSED PARCEL B DESCRIPTION:

Lot 13, Block 3, STONE & MORTON'S 2ND ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINNESOTA, according to the recorded plat thereof, Ramsey County, Minnesota

NOTES:

1. Only VISIBLE improvements were located as part of this survey.
2. Bearings shown hereon are based on the South line of Lot 13, Block 3, STONE & MORTON'S 2ND ADDITION TO THE CITY OF ST. PAUL, RAMSEY CO., MINNESOTA, which is assumed to bear S89°09'08"W.
3. Surveyed property contains ±9,626 sq. ft.
4. Surveyed property is zoned R41, Saint Paul Department of Planning & Economic Development.

I hereby certify to Ben Hanf 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.

Dated this 25th day of November, 2019.

Signed: Carlson McCain, Inc.

By:

Daniel S. Hanson, L.S. Reg. No. 52140



ENVIRONMENTAL • ENGINEERING • SURVEYING

3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

