

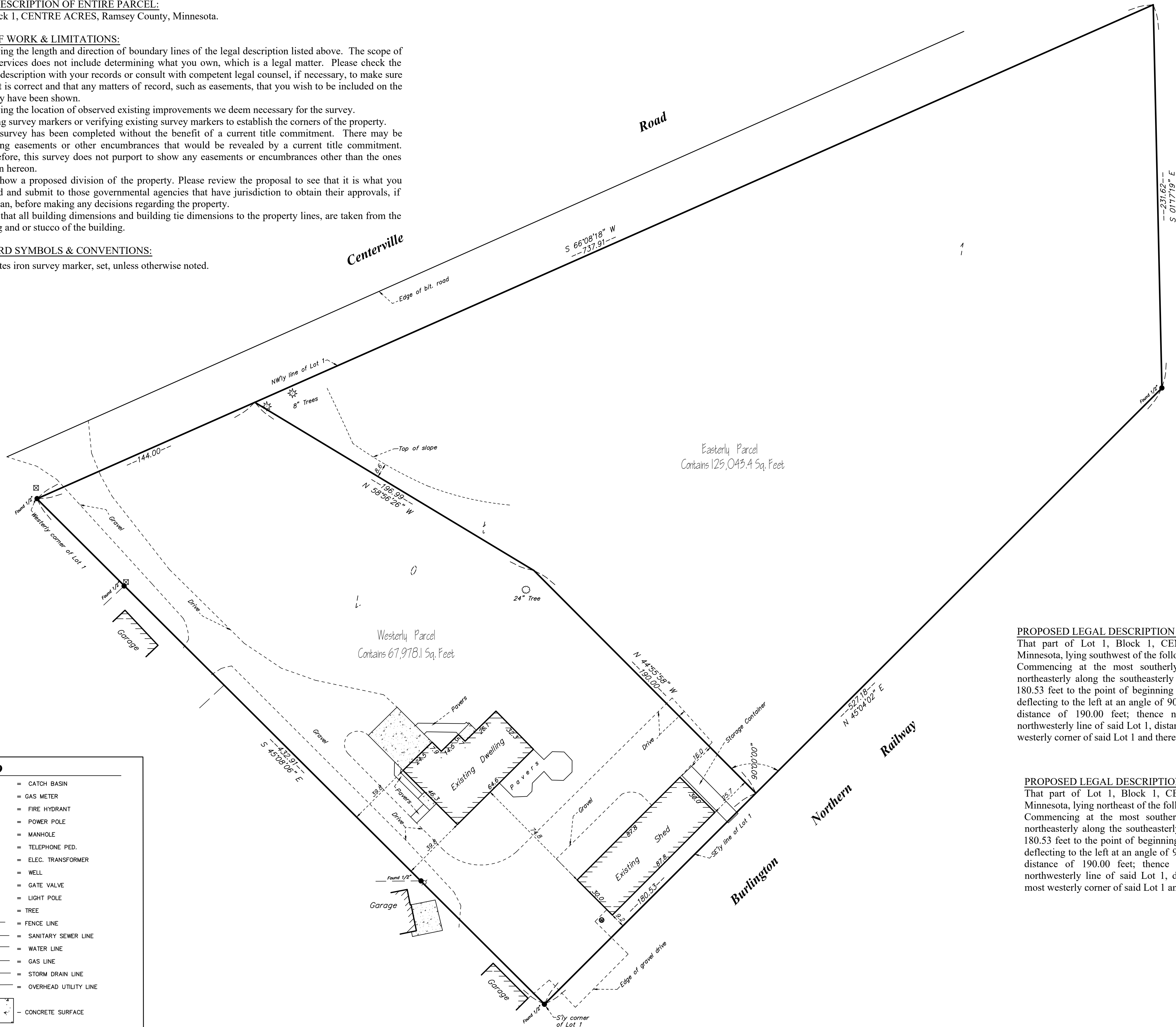
LEGAL DESCRIPTION OF ENTIRE PARCEL:
 Lot 1, Block 1, CENTRE ACRES, Ramsey County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



PROPOSED LEGAL DESCRIPTION OF WESTERLY PARCEL:
 That part of Lot 1, Block 1, CENTRE ACRES, Ramsey County, Minnesota, lying southwest of the following described line:
 Commencing at the most southerly corner of said Lot 1; thence northeasterly along the southeasterly line of said Lot 1, a distance of 180.53 feet to the point of beginning of the line to be described; thence deflecting to the left at an angle of 90 degrees 00 minutes 00 seconds, a distance of 190.00 feet; thence northwesterly to a point on the northwesterly line of said Lot 1, distant 144.00 feet northeast of the most westerly corner of said Lot 1 and there terminating.

PROPOSED LEGAL DESCRIPTION OF EASTERLY PARCEL:
 That part of Lot 1, Block 1, CENTRE ACRES, Ramsey County, Minnesota, lying northeast of the following described line:
 Commencing at the most southerly corner of said Lot 1; thence northeasterly along the southeasterly line of said Lot 1, a distance of 180.53 feet to the point of beginning of the line to be described; thence deflecting to the left at an angle of 90 degrees 00 minutes 00 seconds, a distance of 190.00 feet; thence northwesterly to a point on the northwesterly line of said Lot 1, distant 144.00 feet northeast of the most westerly corner of said Lot 1 and there terminating.

LEGEND

	= CATCH BASIN
	= GAS METER
	= FIRE HYDRANT
	= POWER POLE
	= MANHOLE
	= TELEPHONE PED.
	= ELEC. TRANSFORMER
	= WELL
	= GATE VALVE
	= LIGHT POLE
	= TREE
	= FENCE LINE
	= SANITARY SEWER LINE
	= WATER LINE
	= GAS LINE
	= STORM DRAIN LINE
	= OVERHEAD UTILITY LINE
	= CONCRETE SURFACE

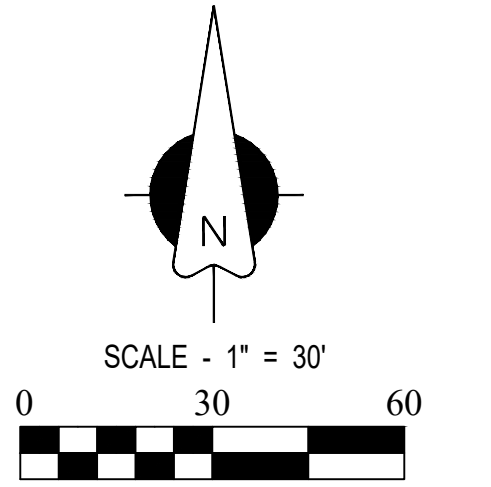
Advance
 Surveying & Engineering, Co.

17917 Highway 7
 Minnetonka, Minnesota 55345
 Phone (952) 474-7964
 Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.

Thomas M. Bloom
 # 42379
 LICENSE NO.
 JUNE 17, 2020
 DATE:

DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

**GARRETT
 MATHESON**

 3740 CENTERVILLE
 ROAD

 VADNAIS HEIGHTS

DATE	REVISION DESCRIPTION

DATE SURVEYED: JUNE 17, 2020

DATE DRAFTED: JUNE 17, 2020

SHEET TITLE
LOT SPLIT SURVEY

DRAWING NUMBER
 200847 TB

SHEET SIZE 22 X 34

SHEET NUMBER
S1
 SHEET 1 OF 1