

CERTIFICATE OF SURVEY

LEGEND

- Found Iron Monument
- Iron Monument To Be Set
- 1/2" x 1/4" x 1/4" Inscr. R.L.S 15230
- PLAT ST. ANTHONY PARK TOWNHOMES

LINE DATA FOR BUILDING PLACEMENT

- ① S 81°38'49" W 1.41
- ② N 08°24'47" W 1.42
- ③ N 81°39'00" E 1.41
- ④ S 08°21'00" E 1.41
- ⑤ N 08°21'00" W 1.41
- ⑥ S 81°39'00" W 1.41
- ⑦ N 81°37'59" E 1.41
- ⑧ S 08°18'25" E 1.42

PROPOSED LEGAL DESCRIPTION PARCEL A

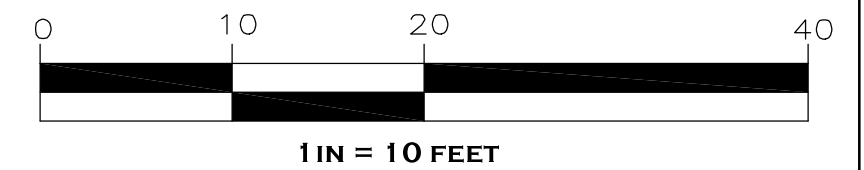
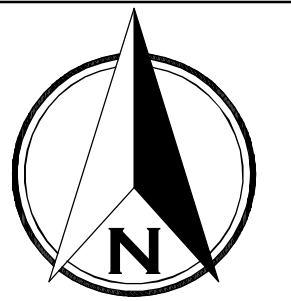
ALL OF LOT 1, BLOCK 3, ST. ANTHONY PARK TOWNHOMES, Ramsey County, described as follows:

And that Part of OUTLOT A, ST. ANTHONY PARK TOWNHOMES, Ramsey County, described as follows:
Beginning at the most northerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A; thence South 72 degrees 20 minutes 32 seconds East a distance of 33.24 feet; thence South 53 degrees 19 minutes 29 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A said point being 185.30 feet east of the point of beginning; thence South 89 degrees 39 minutes 00 seconds West, along said south line, a distance of 185.30 feet to the point of beginning.

PROPOSED LEGAL DESCRIPTION OF PARCEL B:

OUTLOT A, ST. ANTHONY PARK TOWNHOMES, Ramsey County, except that part described as follows:

Beginning at the most westerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A; thence South 72 degrees 20 minutes 32 seconds East, a distance of 33.24 feet; thence South 53 degrees 19 minutes 29 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A said point being 185.30 feet east of the point of beginning; thence South 89 degrees 39 minutes 00 seconds West, along said south line, a distance of 185.30 feet to the point of beginning.



NORTHWESTERLY LINE OF OUTLOT A HAS AN ASSUMED BEARING OF N36°39'00"E

Proposed Sanitary Sewer and Water Line Easement

An easement for Sanitary Sewer and Water Line Purposes over, under, and across a 10 foot wide strip of land in the plat of St. Anthony Park Townhomes, Ramsey County, Minnesota. Centerline of said strip of land described below:

Commencing at the most westerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A; thence South 72 degrees 20 minutes 32 seconds East a distance of 7.61 feet to the point of beginning; thence North 36 degrees 22 minutes 09 seconds East a distance of 74.94 feet, thence South 64 degrees 36 minutes 05 seconds East a distance of 57.57 feet, thence North 39 degrees 29 minutes 06 seconds East a distance of 10.53 to a point on the northwesterly line of OUTLOT A said point being 63.82 feet from the most northerly point of OUTLOT A; there terminating.

Proposed Storm Sewer Easement

An easement for Storm Sewer Purposes over, under, and across a 5 foot wide strip of land in the plat of St. Anthony Park Townhomes, Ramsey County, Minnesota. Centerline of said strip of land described below:

Commencing at the most westerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A to the point of beginning; thence South 72 degrees 20 minutes 32 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A, said point being 72.98 feet east of the point of beginning, there terminating.

Proposed Drainage and Utility Easement

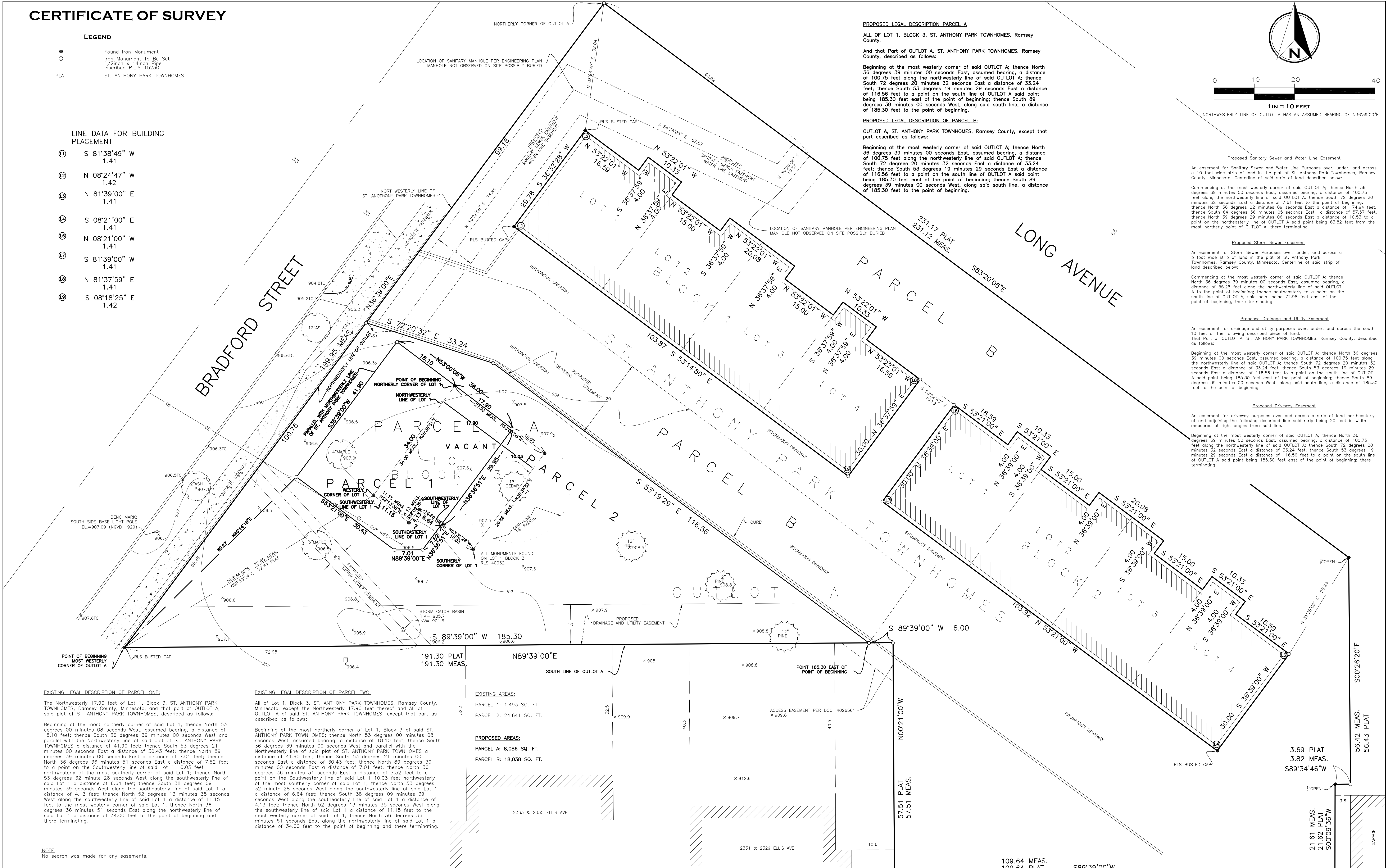
An easement for drainage and utility purposes over, under, and across the south 10 feet of the following described piece of land:
That Part of OUTLOT A, ST. ANTHONY PARK TOWNHOMES, Ramsey County, described as follows:

Beginning at the most westerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A; thence South 72 degrees 20 minutes 32 seconds East a distance of 33.24 feet; thence South 53 degrees 19 minutes 29 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A said point being 185.30 feet east of the point of beginning; thence South 89 degrees 39 minutes 00 seconds West, along said south line, a distance of 185.30 feet to the point of beginning.

Proposed Driveway Easement

An easement for driveway purposes over and across a strip of land northeasterly of and adjoining the following described line said strip being 20 feet in width measured at right angles from said line.

Beginning at the most westerly corner of said OUTLOT A; thence North 36 degrees 39 minutes 00 seconds East, assumed bearing, a distance of 100.75 feet along the northwesterly line of said OUTLOT A; thence South 72 degrees 20 minutes 32 seconds East a distance of 33.24 feet; thence South 53 degrees 19 minutes 29 seconds East a distance of 116.56 feet to a point on the south line of OUTLOT A said point being 185.30 feet east of the point of beginning; there terminating.



EXISTING LEGAL DESCRIPTION OF PARCEL ONE:

The Northwestery 17.90 feet of Lot 1, Block 3, ST. ANTHONY PARK TOWNHOMES, Ramsey County, Minnesota, and that part of OUTLOT A, said plat of ST. ANTHONY PARK TOWNHOMES, described as follows:

Beginning at the most northerly corner of said Lot 1; thence North 53 degrees 00 minutes 08 seconds West, assumed bearing, a distance of 18.10 feet; thence South 36 degrees 39 minutes 00 seconds West and parallel with the Northwestery line of said plat of ST. ANTHONY PARK TOWNHOMES a distance of 41.90 feet; thence South 53 degrees 21 minutes 00 seconds East a distance of 30.43 feet; thence North 89 degrees 39 minutes 00 seconds East a distance of 7.01 feet; thence North 36 degrees 36 minutes 51 seconds East a distance of 7.52 feet to a point on the Southwesterly line of said Lot 1 10.03 feet northwesterly of the most southerly corner of said Lot 1; thence North 53 degrees 32 minutes 29 seconds West along the southwesterly line of said Lot 1 a distance of 6.64 feet; thence South 38 degrees 09 minutes 39 seconds West along the southerly line of said Lot 1 a distance of 4.13 feet; thence North 52 degrees 13 minutes 35 seconds West along the southwesterly line of said Lot 1 a distance of 11.15 feet to the most westerly corner of said Lot 1; thence North 36 degrees 36 minutes 51 seconds East, along the northwesterly line of said Lot 1 a distance of 34.00 feet to the point of beginning and there terminating.

EXISTING LEGAL DESCRIPTION OF PARCEL TWO:

All of Lot 1, Block 3, ST. ANTHONY PARK TOWNHOMES, Ramsey County, Minnesota, except the Northwestery 17.90 feet thereof and All of OUTLOT A of said ST. ANTHONY PARK TOWNHOMES, described as follows:

Beginning at the most northerly corner of Lot 1, Block 3 of said ST. ANTHONY PARK TOWNHOMES; thence North 53 degrees 00 minutes 08 seconds West, assumed bearing, a distance of 18.10 feet; thence South 36 degrees 39 minutes 00 seconds West and parallel with the Northwestery line of said plat of ST. ANTHONY PARK TOWNHOMES a distance of 41.90 feet; thence South 53 degrees 21 minutes 00 seconds East a distance of 30.43 feet; thence North 89 degrees 39 minutes 00 seconds East a distance of 7.01 feet; thence North 36 degrees 36 minutes 51 seconds East a distance of 7.52 feet to a point on the Southwesterly line of said Lot 1 10.03 feet northwesterly of the most southerly corner of said Lot 1; thence North 53 degrees 32 minutes 29 seconds West along the southwesterly line of said Lot 1 a distance of 6.64 feet; thence South 38 degrees 09 minutes 39 seconds West along the southerly line of said Lot 1 a distance of 4.13 feet; thence North 52 degrees 13 minutes 35 seconds West along the southwesterly line of said Lot 1 a distance of 11.15 feet to the most westerly corner of said Lot 1; thence North 36 degrees 36 minutes 51 seconds East along the northwesterly line of said Lot 1 a distance of 34.00 feet to the point of beginning and there terminating.

EXISTING AREAS:

PARCEL 1: 1,493 SQ. FT.
PARCEL 2: 24,641 SQ. FT.

PROPOSED AREAS:

PARCEL A: 8,086 SQ. FT.
PARCEL B: 18,038 SQ. FT.

NOTE:
No search was made for any easements.

JOB NO.	SCALE	DATE	REVISIONS
460-21	1" = 10'	1-17-2022	
BOOK/PAGE	DRAWN	REMARKS	
149/50	GUS	UPDATE EXISTING LEGALS	
SHEET	REFERENCE		
1 of 1	195-17		
	229-18		

BASIS OF BEARING	THE NORTHWESTERLY LINE OF ST. ANTHONY PARK TOWNHOMES ASSUMED BEARING OF S36°39'00"W
BENCHMARK	Top of Light Pole Base (South Side) on Bradford St. Elevation = 907.09 (NGVD 1929 Datum).

191.30 PLAT 191.30 MEAS.	N89°39'00"E	3.69 PLAT 3.82 MEAS. S89°34'46"W
57.51 PLAT 57.51 MEAS.	109.64 MEAS. 109.64 PLAT	S89°39'00"W

109.64 MEAS. 109.64 PLAT	S89°39'00"W
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I hereby 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.

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WOODROW A. BROWN, R.L.S. MN REG 15230

DATED: 01-06-2022