1131751

FILED
Court Administrator
JUL 30 1996
J.E. GOCKOWSKI
By _____ Deputy

J. E. GOCKOWSKI, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the foregoing instrument is a true and correct copy of the original on file and of record in my office.
Dated this 6 day of April, 1996
J. E. GOCKOWSKI, Court Administrator
By _____ Deputy
File No. C7-94-1104

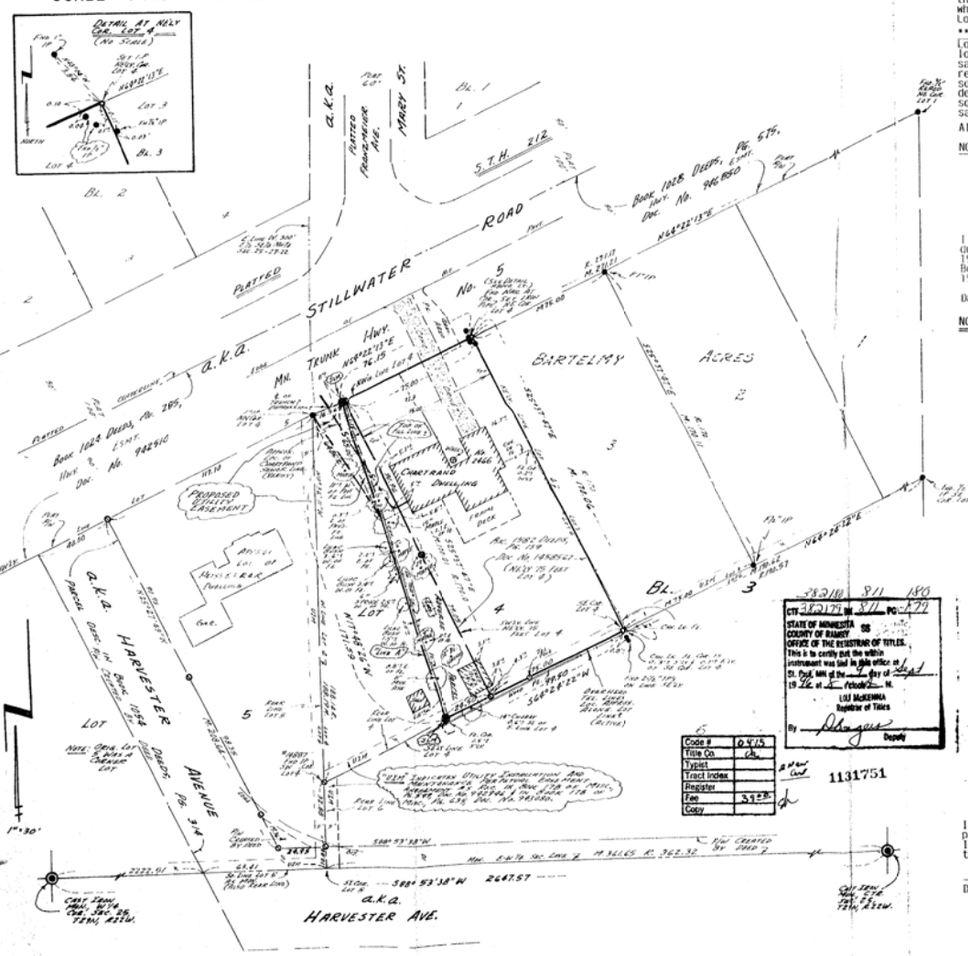
CERTIFICATE OF SURVEY

PART OF BLOCK 3, BARTELMY ACRES, RAMSEY COUNTY, MINNESOTA.

APRIL 1996

SCALE: 1 INCH = 30 FEET

BARRETT M. STACK, R.L.S.
MINN. REG. NUMBER 13774



Code #	0415
Title Co.	
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Fee	32.00
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CTC 383118 Vol. 811 Pg. 177
STATE OF MINNESOTA SS
COUNTY OF RAMSEY
OFFICE OF THE REGISTRAR OF TITLES
This is to certify that the within instrument was filed in this office on 9th day of July, 19 96 at 2:00 o'clock P. M.
LOU McKENNA
Registrar of Titles
By _____ Deputy

1131751

Survey Prepared for: Wilfred Chartrand, Jr., and Joanne Chartrand
2466 Stillwater Road
Maplewood, Minnesota 55119

Existing Parcel Description: (Book 1582 of Deeds, Page 159, Doc. No. 1458567)

The Northeasterly (NE'ly) Seventy-five (75) feet of Lot Four (4), Block Three (3), Bartelmy Acres, Ramsey County, Minnesota, according to the plat thereof filed and of record in the office of the Register of Deeds in and for said County.

PROPOSED OVERALL PARCEL DESCRIPTION: (includes parcel claimed adversely westerly of the above desc. parcel)

All that part of Lot 4, Block 3, BARTELMY ACRES, Ramsey County, Minnesota, lying * ** of a line beginning at a Judicial Landmark located at a point on the southeasterly line of said Lot 4 which is 99.50 feet southwesterly, as measured along said southeasterly line, from the southeasterly corner of said Lot 4; thence northwesterly along the line being described to a Judicial Landmark on the northwesterly line of said Lot 4 which is 76.15 feet southwesterly, as measured along said northwesterly line, from the northeasterly corner of said Lot 4, said last described Judicial Landmark being the end of the line being described.

*** **** an easement for utility purposes over, under and across all that part of said Lot Lot 4, Block 3, BARTELMY ACRES, Ramsey County, Minnesota, described as follows: Commencing at a Judicial Landmark located at a point on the southeasterly line of said Lot 4 which is 99.50 feet southwesterly, as measured along said southeasterly line, from the southeasterly corner of said Lot 4; thence northwesterly along a line, hereinafter referred to as "Line A", to a Judicial Landmark on the northwesterly line of said Lot 4 which is 76.15 feet southwesterly, as measured along said northwesterly line, from the northeasterly corner of said Lot 4, said last described Judicial Landmark being the point of beginning of the utility easement being described; thence southeasterly along the before described "Line A" 65.00 feet; thence northwesterly to the northwesterly corner of said Lot 4; thence northeasterly along said northwesterly line of Lot 4 to the point of beginning.

All of the above subject to easements and agreements of record.

NOTE: * Chartrand Parcel Description Insert "northeasterly".
** Heisserer Parcel Description Insert "southwesterly". (add existing desc. part of Lot 5 westerly)
*** Chartrand Easement Description Insert "Together with".
**** Heisserer Easement Description Insert "Subject to".
July 25, 1996, Revision Note: Added details of Judicial Landmarks set. Revised overall parcel description and added details of and description for a proposed utility easement. (on Heisserer portion of Lot 4)
● * Indicates Judicial Landmark set consisting of a 2" diameter Aluminum Cap Monument stamped JUDICIAL LANDMARK RLS 13774 fastened to the top of a 1/2" interior diameter iron pipe monument set at or just below existing ground level.

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. I hereby further certify that on July 25, 1996, I placed Judicial Landmarks, as shown and described hereon, as Ordered by Interlocutory Order Determining Boundaries, File No. C7-94-1104, District Court, Second Judicial District, Ramsey County, Minnesota, dated June 6, 1996.

Date: July 25, 1996 Signed: Barrett M. Stack Minn. Reg. No. 13774
Barrett M. Stack, Minn. Reg. Land Surveyor

NOTES: Orientation of this bearing system is assumed.
○ Indicates 1/2" I. D. iron pipe set marked with a plastic plug inscribed RLS 13774.
◐ Indicates 1/2" I. D. iron pipe found inplace marked with a plastic plug inscribed RLS 14887.
● Indicates iron pipe monument found inplace as noted or shown hereon.
"R." Indicates record value. "M." Indicates measured value.
Underground or overhead public or private utilities on or adjacent the site were not located in conjunction with this survey, unless shown or noted otherwise.
Offsets shown to existing structures are measured to the outside building wall line. Projections such as eaves, bay windows, ect., will decrease these offsets accordingly.
Based on the assumption that the centerline of platted S.T.H. No. 212, a.k.a. Stillwater Road, as the the same was dedicated on the record plat of BARTELMY ACRES, is the same centerline referred to in Highway Easements recorded in Book 1024 of Deeds, Page 285, Doc. No. 942510, and in Book 1028 of Deeds, Page 575, Doc. No. 946850, it would appear that these Highway easements were dedicated in the platting process of BARTELMY ACRES.
"UIM", as shown hereon, indicates "a perpetual easement reserved over the rear 5 feet of each lot for utility installation and maintenance", as recited in an Agreement recorded in Book 178 of Miscellaneous, Page 599, Doc. No. 942946. Overhead telephone lines are located generally in the southerly part of this 5 foot easement. The Proposed Overall Parcel is also subject to a Supplemental Agreement recorded in Book 178 of Miscellaneous, Page 635, Doc. No. 945080.
The exact location of the sewer line from the Chartrand residence to sewer mains located in platted S.T.H. No. 212, a.k.a. Stillwater Road, is not presently known. No specific public or private records have been located that fix the location of the Chartrand service line. Once the exact location is known, a specific utility easement will have to be prepared and executed to define the specific easement width and location.
The westerly line of the Proposed Overall Parcel is a line 0.50 feet± westerly of the centerline of the existing chain link fence line. This offset will include the majority of the concrete base that the fence posts are set in. This concrete is part of the fence structure and would constitute an encroachment if not included in the Proposed Overall Parcel Description.
Offsets shown to existing trees and bushes are measured to the centerline of same from the existing chain link fence line.

Component area summaries:		
	Existing Chartrand Parcel:	12753 sq. ft. or 0.29 Ac.±
	Adverse Possession Parcel:	2180 sq. ft. or 0.05 Ac.±
	Proposed Overall Parcel Area:	14933 sq. ft. or 0.34 Ac.±

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.

Barrett M. Stack
Date: May 5, 1996 Minn. Reg. No. 13774

STACK LAND SURVEYING
9090 North Fairy Falls Road
Stillwater, Minnesota 55082
tel: (612) 439-5630