

4
McGibbon Land Surveying

Certificate of Survey

(PROPOSED LOT SPLIT)

2214 Tower Ct.
Woodbury, MN 55125
(651) 442-9823

Document# 1911510
Certified Filed On 04/06/2005 1300
Registrar of Titles, Ramsey County, MN
Certificate# 551416 559668
2.2.5 25444A

RECEIVED
FEB 28 2005



SCALE 1" = 20 FEET

FOR:
Joe Isaacs
1414 Mendota Road
Inver Grove Heights, MN

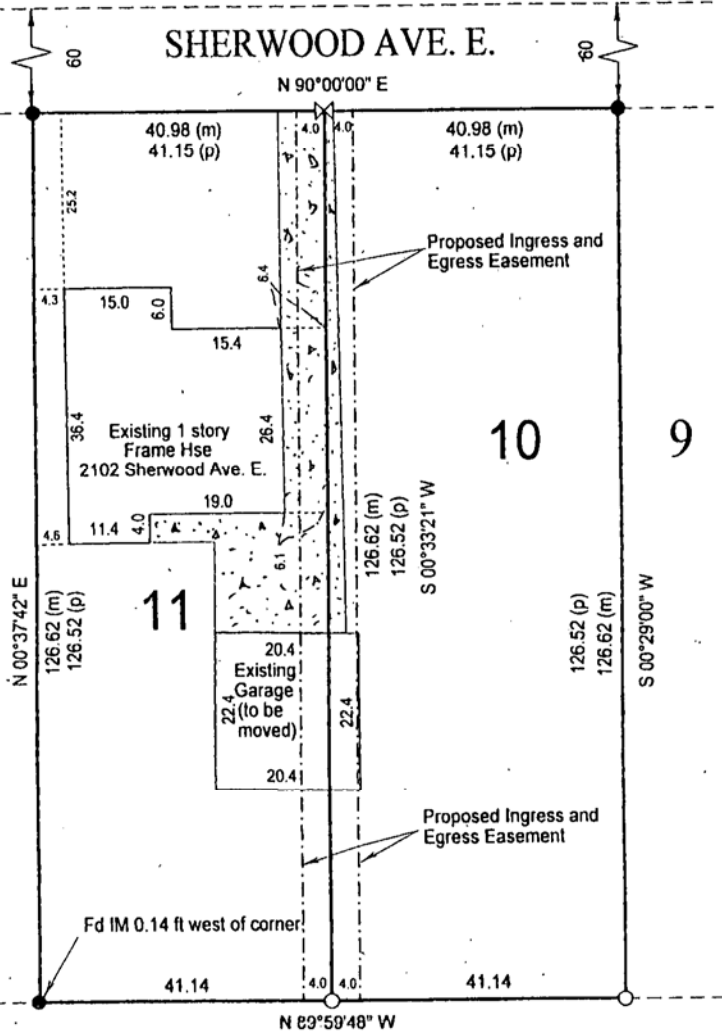
12

SURVEY OF:
Lots 10 and 11, MEHSIKOMER'S
RE-ARRANGEMENT of LOTS 15, 16,
17, 18, 19, & 20, of MEHSIKOMER'S
GARDEN LOTS, according to the plat
on file, Ramsey County, Minnesota.

PROPOSED DESCRIPTIONS:

Lot 10, MEHSIKOMER'S
RE-ARRANGEMENT of Lots 15, 16,
17, 18, 19, & 20, of MEHSIKOMER'S
GARDEN LOTS, according to the plat
on file, Ramsey County, Minnesota.

Lot 11, MEHSIKOMER'S
RE-ARRANGEMENT of LOTS 15, 16,
17, 18, 19, & 20, of MEHSIKOMER'S
GARDEN LOTS, according to the plat
on file, Ramsey County, Minnesota.



LEGEND

- - Denotes Iron monument found
- - Denotes iron monument set marked with Minnesota License No. 18883
- ⊗ - Denotes nail set
- 40.98 (m) - Denotes Measured Dimension
- 41.15 (p) - Denotes Plat Dimension
- Denotes concrete surface

NOTES:

For the purpose of this survey the north line of said Lots 10 & 11 is assumed to bear North 90 degrees 00 minutes 00 seconds East.

There was no Title work provided to determine if there are any easements or encumbrances on this property.

I hereby certify that this survey, plan or report was prepared by me under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Daniel R. McGibbon

Daniel R. McGibbon P.L.S.
Minnesota License No. 18883

This 25th Day of February 2005

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL

By *Paul Johnson* 3-16-05
for Planning Administrator Date

*Approval of lot split only;
Not for building placement.
see conditions -*

RETURN TO: 247983
LAND TITLE, INC.

subject to the following conditions:

1. The existing garage on Lot 11 must be moved as indicated on the survey so that it is all on lot 11 and meets setback requirements.
2. A private ingress and egress easement must be recorded as shown on the survey to provide for a driveway. A 10 foot easement for the driveway (rather than an 8 foot easement) is recommended. The applicant must provide the City a copy and the recording number of the easement agreement.

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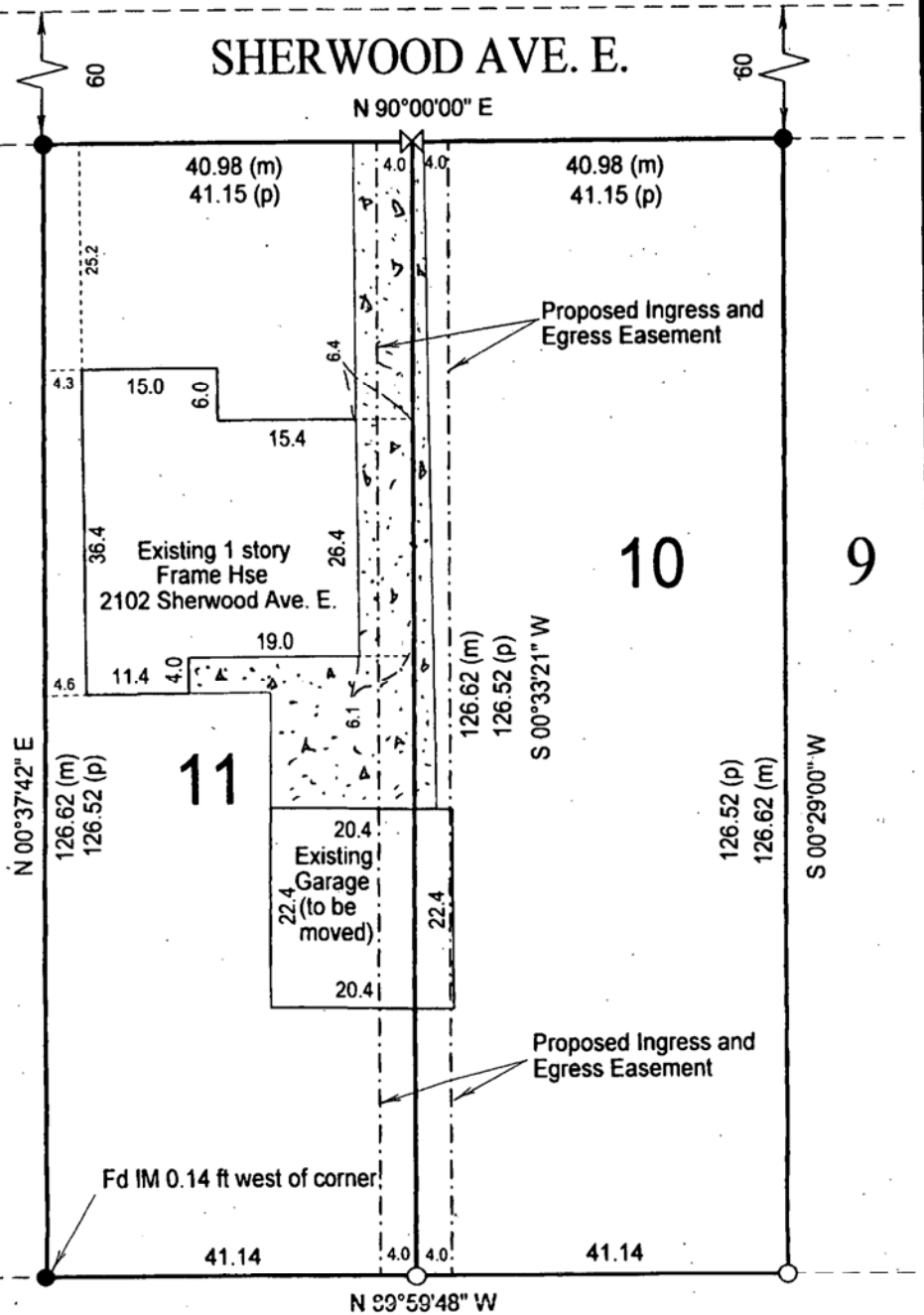
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for Planning Administrator Date
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see conditions?

RETURN TO: 2
LAND TITLE

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