

# CERTIFICATE OF SURVEY

## PROPOSED DESCRIPTION TRACT "A":

Lots 21 & 22, Block 10, Como Prospect Addition, Ramsey County, Minnesota, subject to easements of record.

ALSO subject to an easement for water purposes over, under & through that part of Lot 22, said Block 10, lying southwesterly of the following described line: beginning at a point on the west line of said Lot 22, distant 10 feet north of the southwest corner thereof; thence southeasterly distant 14.1 feet more or less to a point on the south line thereof, lying 10 feet east of said southwest corner.

## PROPOSED DESCRIPTION TRACT "B":

Lots 23 & 24, Block 10, Como Prospect Addition, Ramsey County, Minnesota, subject to easements of record.

TOGETHER with an to an easement for water purposes over, under & through that of Lot 22, said Block 10, lying southwesterly of the following described line: beginning at a point on the west line of said Lot 22, distant 10 feet north of the southwest corner thereof; thence southeasterly distant 14.1 feet more or less to a point on the south line thereof, lying 10 feet east of said southwest corner.

## PROPOSED DESCRIPTION WATER EASEMENT:

An easement for water purposes over, under & through that of Lot 22, Block 10, Como Park Addition, Ramsey County, Minnesota, lying southwesterly of the following described line: beginning at a point on the west line of said Lot 22, distant 10 feet north of the southwest corner thereof; thence southeasterly distant 14.1 feet more or less to a point on the south line thereof, lying 10 feet east of said southwest corner.

**AS-SURVEYED DESCRIPTION:**  
 LOTS 21-24 INCLUSIVE, BLOCK 10, COMO PROSPECT ADDITION, RAMSEY COUNTY, MN

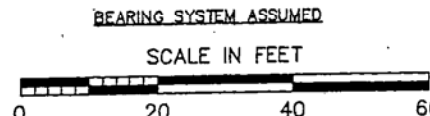
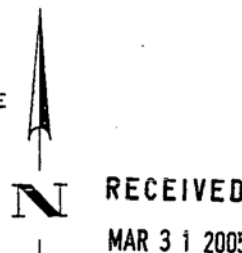
TITLE INFORMATION PROVIDED BY CLIENT, AGENT OR COUNTY TAX INFORMATION: NO TITLE RESEARCH CONDUCTED, UNLESS NOTED

### CONTRACTOR NOTE:

PROPOSED STRUCTURES IF SHOWN ARE GENERAL REPRESENTATIONS OF A PLAN PROVIDED BY CLIENT AND ARE NOT INTENDED TO BE COMPLETE NOR ACCURATE. CONSULT ARCHITECTURAL PLAN FOR ANY AND ALL PROPOSED DESIGN FEATURES, DIMENSIONS, ETC.

SUGGESTED/PROPOSED GRADES IF SHOWN ARE BASED PARTLY ON HORIZONTAL &/OR VERTICAL DESIGN BY OTHERS: CONTRACTOR MUST VERIFY SUITABILITY OF DESIGN GRADES FOR SITE CONDITIONS, CITY REQUIREMENTS, AND ARCHITECTURAL PLANS AND REVISE IF NEEDED.

STATE LAW REQUIRES CONTRACTORS CALL GOPHER ONE PRIOR TO ANY EXCAVATION (800-252-1166)



PROPERTY ADDRESS:  
 1084 JESSAMINE COURT  
 ST. PAUL, MN 55117

- LEGEND
- ✕ NAIL & OR SPIKE SET
  - IRON MONUMENT FOUND
  - 14" X 1/2" IRON PIPE SET MARKED MN REG NO 18890
  - ✕ NAIL & OR SPIKE W/ BRASS DISK SET
- X65.0 EXIST SPOT ELEVATION (ADD 800 FEET)  
 VERTICAL DATUM NGVD1929
- Control Benchmark: #7208, TN Hydrant East side Dale Street, 690 ft S of Maryland;  
 Elev=875.40 NGVD 1929 (from City Records)

Revised 02/28/05: Monumentation per final staking; misc. annotation.

Revised 03/30/05: Added Water easement; added tract dimensions; rev. misc. annotation.

PALACE CONSTRUCTION (& TA YANG)  
 7140 Blaine Avenue  
 Inver Grove Heights, MN 55076  
 651-491-3996 (fax 651-451-8467) 1399

I HEREBY CERTIFY THAT THIS REPORT HAS BEEN PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*[Signature]* 3/30/2005

KENNETH G. HOLMBECK  
 MINNESOTA REGISTRATION NO. 18890

**SURVEY SPECIALISTS**

- LAND SURVEYING
- CONSTRUCTION STAKING
- LAND DESCRIPTIONS
- SUBDIVISION PLATS

TOLL FREE (877) 727-0171  
 CENTRAL MN (320) 256-0171  
 NW METRO (763) 249-0171

FAX (320) 654-0171  
 P.O. BOX 414  
 SAUK RAPIDS, MN 56379

NOTE: THIS SURVEY IS FOR THE SOLE BENEFIT OF THE INDIVIDUALS, CORPORATIONS AND/OR PARTIES NAMED THEREON.

UNLESS OTHERWISE STATED, SURVEY BASED UPON "NORMAL AND ORDINARY" STANDARD OF CARE REQUIRED BY LAW.

MAXIMUM LIABILITY DOES NOT EXCEED 3 TIME COST OF SURVEY & REPORT, EXCEPT IF INDICATED OTHERWISE.

NOT PATTED

*see reverse for City approval*

Document# 1914279  
 Certified Filed On 05/02/2005 1100  
 Registrar of Titles, Ramsey County, MN  
 Certificate# 550981  
 4.2.3 31582V

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

**CITY OF SAINT PAUL**

By Paul Subram 4-13-05

**Planning Administrator**

**Date**

Approval of lot split only.  
Not for building placement.

See conditions:

subject to the following conditions:

1. Demolition of the existing garage on tract A.
2. Providing the City with a copy of the easement agreement.
3. Removal of encroaching deck on existing house to a distance of 1 ft from new property line.