

# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 474 8267

RECEIVED

SURVEY FOR: **TERRY SCHNEIDER** APR 11 2005

SURVEYED: April 12, 2004 DRAFTED: February 28, 2005  
REVISED: March 22, 2005 To modify proposed split lines.  
REVISED: April 8, 2005 To show additional dimensions per City of St. Paul.

### LEGAL DESCRIPTION OF ENTIRE PARCEL:

Lot 4, Block 1, ROGER & HENDRICK'S ACRE LOTS NO. 2, Ramsey County, Minnesota. Subject to easements of record.

### PROPOSED LEGAL DESCRIPTION OF PARCEL A:

The South 50 feet of the West 120 feet of Lot 4, Block 1, ROGER & HENDRICK'S ACRE LOTS NO. 2, Ramsey County, Minnesota. Subject to easements of record.

### PROPOSED LEGAL DESCRIPTION OF PARCEL B:

The North 50 feet of the South 100 feet of the West 120 feet of Lot 4, Block 1, ROGER & HENDRICK'S ACRE LOTS NO. 2, Ramsey County, Minnesota. Subject to easements of record.

### PROPOSED LEGAL DESCRIPTION OF PARCEL C:

The West 120 feet of Lot 4, Block 1, ROGER & HENDRICK'S ACRE LOTS NO. 2, Ramsey County, Minnesota. Subject to easements of record, except the South 100 feet thereof.

### PROPOSED LEGAL DESCRIPTION OF PARCEL D:

Lot 4, Block 1, ROGER & HENDRICK'S ACRE LOTS NO. 2, Ramsey County, Minnesota. Subject to easements of record, except the West 120 feet thereof.

### ZONING:

### CONDITIONS & NOTES:

1. Showing the length and direction of boundary lines of the above legal description. 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 shown on the survey, have been shown.
2. Showing the location of existing improvements we deemed important.
3. Setting new monuments or verifying old monuments to mark the corners of the property.
4. 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.

### STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

### CERTIFICATION:

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

*James H Parker*

Document# 1925023  
Certified Filed On 07/26/2005 1100  
Registrar of Titles, Ramsey County, MN  
Certificate# 553690  
4.3.5 52996BV

209-9870

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 shown on the survey, have been shown.

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"●" Denotes 1/2" ID pipe with plastic plug bearing State License Numbr 9235, set, unless otherwise noted.

**CERTIFICATION:**

I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Engineer and a Professional Surveyor under the Laws of the State of Minnesota.

*James H Parker*  
James H. Parker P.E. & P.S. No. 9235

*107  
P  
R*

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

By *Paul Subme* 5-13-05  
CITY OF SAINT PAUL  
Planning Administrator Date

*Approval of lot split only;  
Not for Building Placement*

**GRAPHIC SCALE**



( IN FEET )  
20 1 inch = ft.

# BARCLAY STREET

60

N 00°13'20" W  
--149.91--

--50.00--

--50.00--

--49.91--

Parcel  
6,000

Parcel  
6,000

Parcel  
6014  
Sq. Ft.

120.01

120

120.01

S 89°25'56" E  
120.01

S 89°26'37" E  
120.01

A  
Sq. Ft.

B  
Sq. Ft.

C

--168.56--  
S 89°26'37" E

--50.00--

N 00°13'20" W

--50.33--

--243.50--

Parcel  
12,943

48.55

123.49

Sq. Ft.

D

## PROSPERITY

--167.48--  
S 26°21'44" W

## AVENUE

66

Job No. 050063

101

101

