



**Ramsey County**

Property Records and Revenue

*Committed to exceptional service*

*Abstract, Title and Ownership*

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**Document# 2230362  
Certified Filed On 12/30/2013 1400  
Registrar of Titles, Ramsey County, MN  
Certificate# 275581 375585  
1.2.1 810907**

Survey

Certificate No. 275581, 375585

Page added by Ramsey County  
To provide recording certification  
Do not remove

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90 West Plato Boulevard  
Saint Paul, MN 55107  
[www.rinfo.co.ramsey.mn.us](http://www.rinfo.co.ramsey.mn.us)

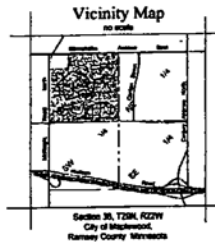
Phone: 651.266.2000

# PROPOSED PARCEL DIVISION

Part of the Northwest Quarter of Section 36,  
Township 29 North, Range 22 West,  
City of Maplewood, Ramsey County, Minnesota

Proposed Parcel Division  
Page 1 of 2  
Prepared for:

3M Company  
Eugenia A. Gutzmann  
Civil Engineering Specialist  
3M Facilities Engineering  
3M Center  
Building 275-6W-22  
St. Paul, MN 55144-1000



OK per NAB 12-30-13 - Amended subdivision  
approved includes all 1/2 description of  
proposed parcels. OK to record as recorded.

## PROPOSED PARCEL AREAS

Proposed TIF Parcel - 28.54 acres ±  
Proposed 1/2 Division Parcel  
Including Highway Easement for McKnight Road 3.23 acres ±  
Including Highway Easement for McKnight Road 3.23 acres ±  
Remaining Parcel  
Remaining property in Certificate of Title No. 275681 Parcel 1 - 103.83 acres ±  
Remaining property in Tract B, Registered Land Survey No. 824 - 11.48 acres ±

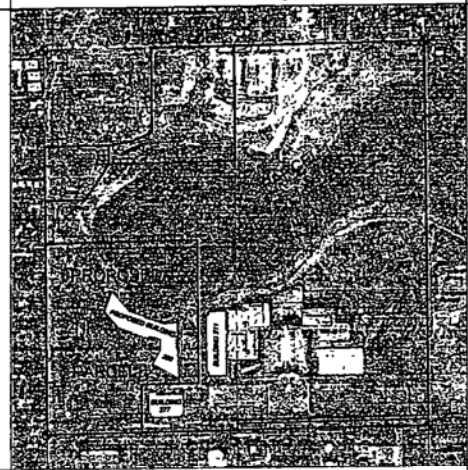
## PARENT LAND DESCRIPTION

Certificate of Title No. 275681  
Document Number 641294  
Parcel 1  
The Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West,  
That part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, lying North of the South 70 feet thereof  
The South 45 feet of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West,  
That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, lying South of the North 785 feet thereof,  
The Southwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West,  
AND  
Certificate of Title No. 375685  
Document Number 1091348  
Tract B, Registered Land Survey No. 824

## PROPOSED TIF PARCEL DESCRIPTION

The west 650.00 feet of the Southwest Quarter of the Northwest Quarter and the north 985.00 feet of the east 365.00 feet of the west 1045.00 feet of the  
Southwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota.  
This parcel contains 28.54 acres, more or less, and is subject to the right of way of Conway Avenue, McKnight Road North and all other easements of record

## Overview Map



Scale in Feet  
0 200 400 600  
1 inch = 400 feet

## REMAINING LAND DESCRIPTION

Remainder of Certificate of Title No. 375685  
Document Number 1091348  
Tract B, Registered Land Survey No. 824  
All that part of Tract B, Registered Land Survey No. 824, on file and of record in the Office of the Registrar of Titles, Ramsey County, Minnesota that lies east of the west 437.25 feet thereof  
This parcel contains 11.48 acres, more or less, and is subject to the right of way of McKnight Avenue East and any other easements of record

## REMAINING LAND DESCRIPTION

Remainder of Certificate of Title No. 275681  
Document Number 641294  
Parcel 1

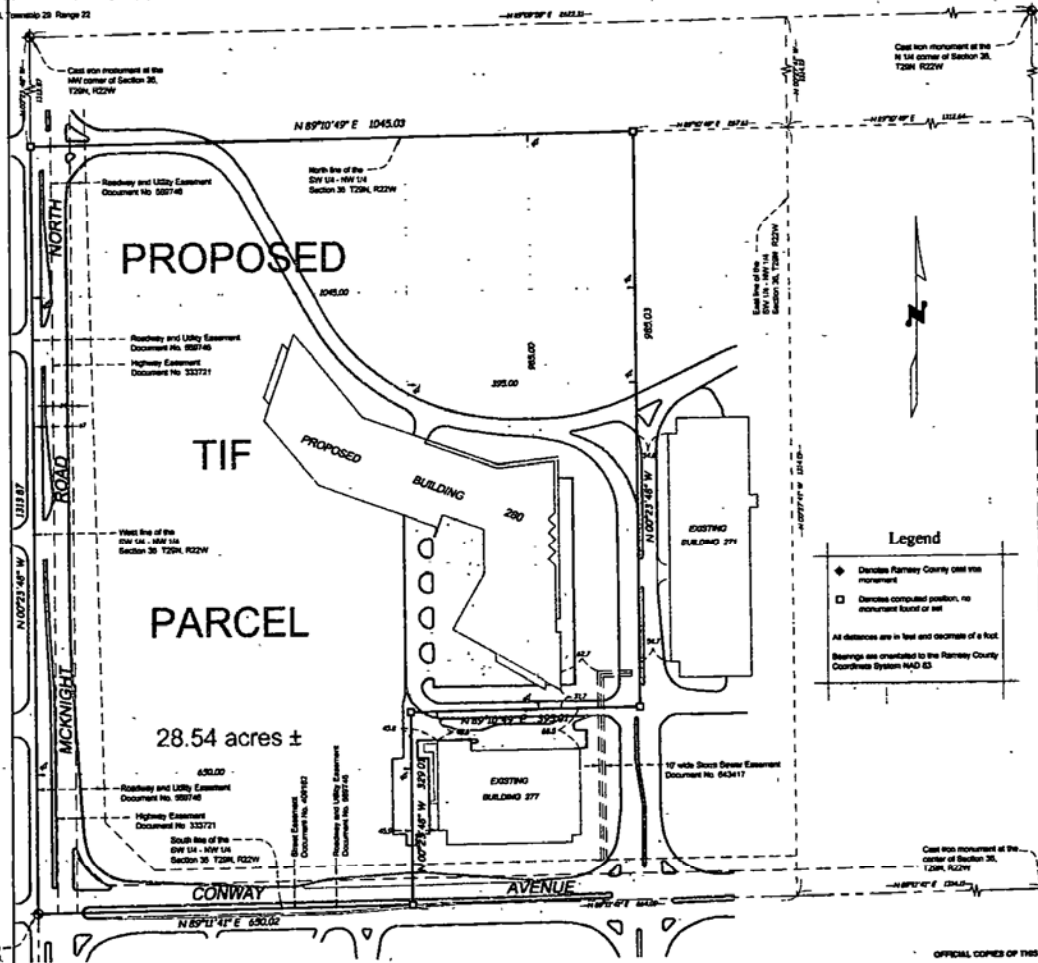
The Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West,  
That part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, lying North of the South 70 feet thereof,  
The South 45 feet of the Southeast Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West,  
All that part of the Southeast Quarter of the Northwest Quarter that lies east of the west 650.00 feet and east line south of the north 985.00 feet thereof and the north 985.00 feet of east Southeast Quarter of the Northwest Quarter that lies east of the west 1045.00 feet thereof, all in Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota  
All that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:  
Commencing at the southwest corner of Registered Land Survey No. 824, on file and of record in the Office of the Registrar of Titles, Ramsey County, Minnesota, thence North 89 degrees 09 minutes 58 seconds East, bearings are entered in the Ramsey County Coordinate System NAD 83, a distance of 437.25 feet to the southwest corner of said Registered Land Survey No. 824, a distance of 437.25 feet to the southwest corner of the east 437.25 feet of Tract B of said Registered Land Survey No. 824, and to the point of beginning of the parcel to be described, thence South 24 degrees 32 minutes 49 seconds West, a distance of 202.95 feet, thence South 89 degrees 11 minutes 41 seconds West, a distance of 270.00 feet to its intersection with the west line of east Northwest Quarter of the Northwest Quarter of the Northwest Quarter, thence North 88 degrees 08 minutes 44 seconds East, along with east line of the Northwest Quarter of the Northwest Quarter, a distance of 202.95 feet to the southwest corner of east Northwest Quarter of the Northwest Quarter, thence North 88 degrees 10 minutes 10 seconds East, along the south line of east Northwest Quarter of the Northwest Quarter, a distance of 1312.84 feet to the southeast corner of the Northwest Quarter of the Northwest Quarter, thence North 09 degrees 27 minutes 41 seconds West, along the east line of east Northwest Quarter of the Northwest Quarter, a distance of 629.18 feet to the southeast corner of said Registered Land Survey No. 824, thence South 09 degrees 02 minutes 02 seconds West, along the south line of east Registered Land Survey No. 824, a distance of 874.17 feet to the point of beginning.

Cast iron monument at the  
W 1/4 corner of Section 36,  
T29N, R22W.

ACKNOWLEDGEMENT OF LAND DIVISION BY THE  
REGISTRAR IS HEREBY APPROVED AND IS  
ENTERED TO RECORD AND SUBMITTED.

Tom Eckman, Community Development  
CITY OF MAPLEWOOD

Landmark Surveying, Inc.  
21090 Okla Trail North, Suite A  
P.O. Box 63  
Scandia, Minnesota 55073  
Office number: 631-453-3421  
Cell number: 631-233-9000  
Email: info@landmark.net



Legend

- ◆ Denotes Ramsey County cast iron monument
- Denotes computed position, no monument found or set

All distances are in feet and decimals of a foot.  
Bearings are oriented to the Ramsey County Coordinate System NAD 83

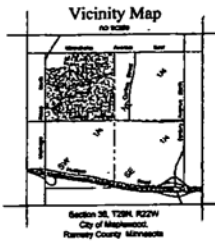
OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED  
I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Landmark Surveying, Inc.  
June 19, 2013  
Job No. Minnesota License No. 13775  
Date

# PROPOSED PARCEL DIVISION

Part of the Northwest Quarter of Section 36,  
Township 29 North, Range 22 West,  
City of Maplewood, Minnesota

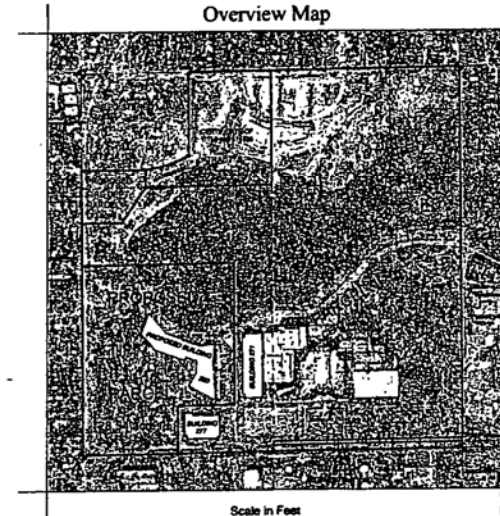
Proposed Parcel Division  
Page 2 of 2  
Prepared for:

3M Company  
Eugenia A. Gutzmann  
Civil Engineering Specialist  
3M Facilities Engineering  
3M Center  
Building 275-6W-22  
St. Paul, MN 55144-1000



## PROPOSED PARCEL AREAS

Proposed TSP Parcel - 28.54 acres ±  
Proposed Fire Department Parcel  
Including Highway Easement for McLaughlin Road 3.23 acres ±  
Excluding Highway Easement for McLaughlin Road 2.09 acres ±  
Remaining Parcel  
Remaining property in Certificate of Title No. 275591 Parcel 1 - 103.63 acres ±  
Remaining property in Tract B, Registered Land Survey No. 524 - 11.48 acres ±



## PARENT LAND DESCRIPTION

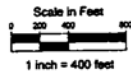
Certificate of Title No. 275591  
Document Number 541294  
Parcel 1  
The Northwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.  
That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22, lying North of the South 70 feet tract.  
The South 45 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.  
That part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22, lying South of the North 785 feet tract.  
The Southwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.  
AND  
Certificate of Title No. 375585  
Document Number 1261549  
Tract B, Registered Land Survey No. 524

## REMAINING LAND DESCRIPTION

Remainder of Certificate of Title No. 375585  
Document Number 1261549  
Tract B, Registered Land Survey No. 524  
All that part of Tract B, Registered Land Survey No. 524, on the west side of record in the Office of the Registrar of Titles, Ramsey County, Minnesota, of the west side of the west 437.85 feet parcel.  
The parcel contains 11.48 acres, more or less, and is subject to the right of way of Minnehaha Avenue East and any other easements of record.

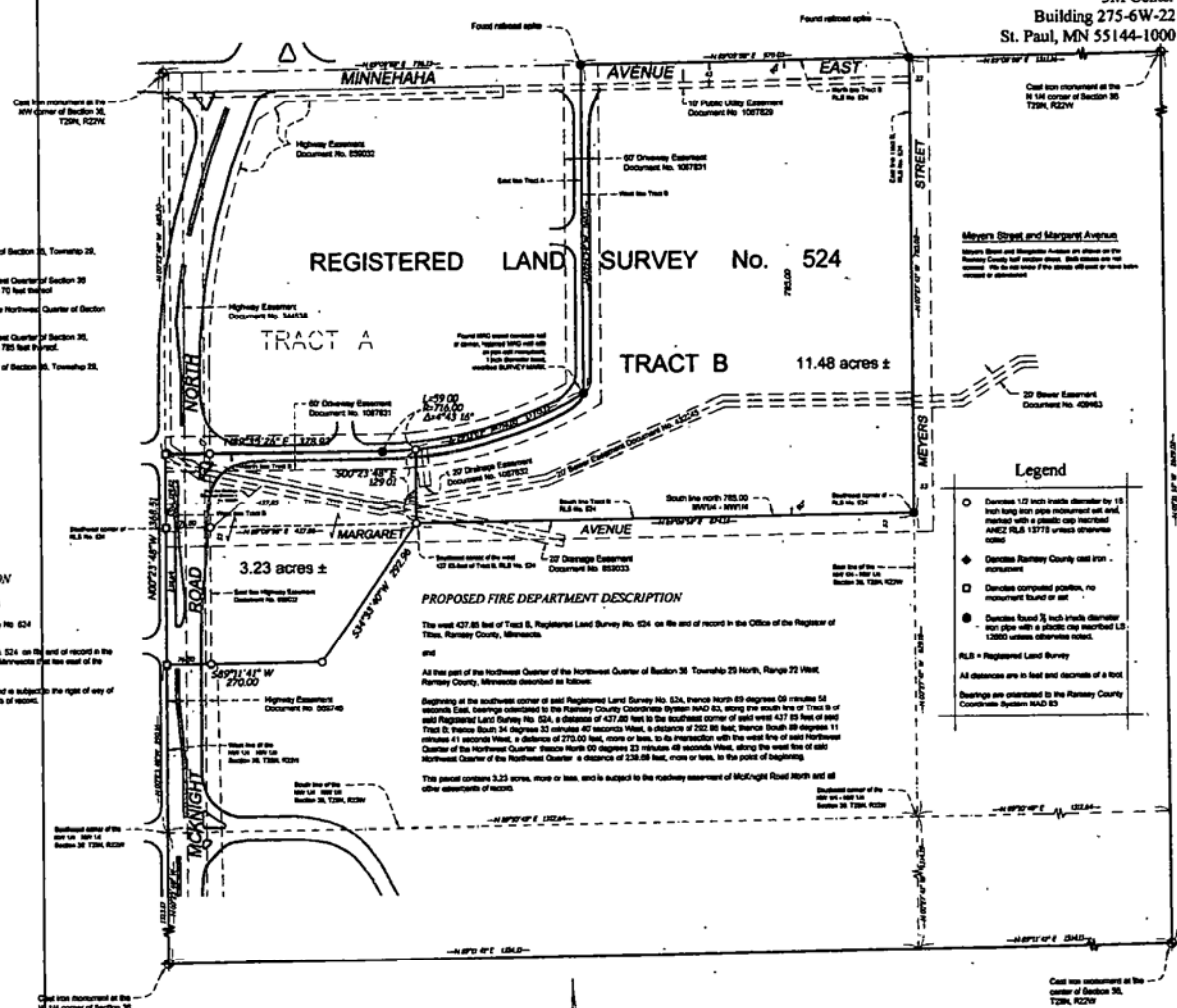
## REMAINING LAND DESCRIPTION

Remainder of Certificate of Title No. 275681  
Document Number 541294  
Parcel 1  
The Northwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.  
That part of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22, lying North of the South 70 feet tract.  
The South 45 feet of the Southwest Quarter of the Northwest Quarter of Section 36, Township 29, Range 22.  
All that part of the Southwest Quarter of the Northwest Quarter that lies east of the west 600.00 feet and that lies south of the north 885.00 feet thereof and the north 885.00 feet of east Southwest Quarter of the Northwest Quarter that lies east of the west 1045.00 feet tract, all in Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota.  
All that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:  
Commencing at the southwest corner of Registered Land Survey No. 524 on the end of record in the Office of the Registrar of Titles, Ramsey County, Minnesota, thence North 89 degrees 58 minutes 56 seconds East, bearings are obtained to the Ramsey County Coordinate System NAD 83 along the south line of east Registered Land Survey No. 524 a distance of 437.85 feet to the southeast corner of the west 437.85 feet of east Registered Land Survey No. 524 and to the point of beginning of the parcel to be described; thence South 54 degrees 33 minutes 49 seconds West, a distance of 292.89 feet, thence South 89 degrees 11 minutes 41 seconds West, a distance of 275.00 feet to its intersection with the west line of east Northwest Quarter of the Northwest Quarter, thence South 00 degrees 22 minutes 45 seconds East, along said west line of the Northwest Quarter of the Northwest Quarter, a distance of 290.58 feet to the southeast corner of the east Northwest Quarter of the Northwest Quarter, thence North 89 degrees 10 minutes 40 seconds East, along the south line of east Northwest Quarter of the Northwest Quarter a distance of 1793.84 feet to the southeast corner of east Northwest Quarter of the Northwest Quarter, thence North 00 degrees 27 minutes 41 seconds West, along the west line of east Northwest Quarter of the Northwest Quarter, a distance of 129.16 feet to the southeast corner of east Registered Land Survey No. 524, thence South 89 degrees 09 minutes 28 seconds West, along the south line of east Registered Land Survey No. 524, a distance of 874.17 feet to the point of beginning.



CONFORMANCE OF LAND DECREASED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS INCORPORATED TO RECORD AND SUBSEQUENT.  
Tom Gering, County Engineer  
CITY OF MAPLEWOOD

Landmark Surveying, Inc.  
21090 Omega Trail North Suite A Office number 651-433-3421  
P.O. Box 63 City number 651-253-0000  
Scandia, Minnesota 55073 E-mail: vlandmark@comcast.net



## PROPOSED FIRE DEPARTMENT DESCRIPTION

The west 437.85 feet of Tract B, Registered Land Survey No. 524, on the west side of record in the Office of the Registrar of Titles, Ramsey County, Minnesota.  
AND  
All that part of the Northwest Quarter of the Northwest Quarter of Section 36, Township 29 North, Range 22 West, Ramsey County, Minnesota described as follows:  
Beginning at the southwest corner of east Registered Land Survey No. 524, thence North 89 degrees 09 minutes 58 seconds East, bearings are obtained to the Ramsey County Coordinate System NAD 83, along the south line of Tract B of east Registered Land Survey No. 524, a distance of 437.85 feet to the southeast corner of said west 437.85 feet of east Tract B; thence South 24 degrees 32 minutes 40 seconds West, a distance of 352.88 feet, thence South 89 degrees 11 minutes 41 seconds West, a distance of 275.00 feet, more or less, to its intersection with the west line of east Northwest Quarter of the Northwest Quarter, thence North 00 degrees 22 minutes 45 seconds West, along the west line of east Northwest Quarter of the Northwest Quarter a distance of 290.58 feet, more or less, to the point of beginning.  
The parcel contains 3.23 acres, more or less, and is subject to the roadway easement of McLaughlin Road North and all other easements of record.

## Legend

- Circles 1/2 inch diameter by 19 inch long iron pipe monument set and marked with a plastic cap inscribed ANZC PLR 15775 unless otherwise noted.
  - ◆ Distinct Ramsey County cast iron monuments.
  - Circles computed positions, no monument found or set.
  - Circles 3/8 inch diameter iron pipe with a plastic cap inscribed L.S. 12840 unless otherwise noted.
  - PLR = Registered Land Survey
- All distances are in feet and decimals of a foot.  
Bearings are obtained to the Ramsey County Coordinate System NAD 83

NOTE:  
Iron monuments as shown and hereon are that set at the time that will be set after approval by the City of Maplewood and the Ramsey County Registrar of Titles

OPTIONAL COPIES OF THIS MAP ARE CRISP SEALED  
I hereby certify that this survey plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
Landmark Surveying, Inc.  
June 19, 2013  
John J. Jones Minnesota License No. 13775