

No delinquent taxes & transfer entered

Nov 18, 2015 11:24 AM

Ramsey County, Minnesota  
Christopher A. Samuel  
County Auditor and Treasurer



Doc No **T02545195**

Certified, filed and/or recorded on  
Nov 18, 2015 11:24 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Susan R Roth, Registrar of Titles  
Christopher A. Samuel, County Auditor and Treasurer  
Deputy 705

Pkg ID 1100421C

Document Recording Fee Torrens	\$46.00
<b>Document Total</b>	<b>\$46.00</b>

**Existing Certs**

608758

This cover sheet is now a permanent part of the recorded document.

Survey Made For:  
 Real Estate Connection  
 20711 Holt Avenue #511  
 Lakeville, MN 55044

# LOT SPLIT

**LAKE AND LAND SURVEYING, INC.**  
 1200 Centre Pointe Curve, Suite 275, St. Paul, Minnesota 55120  
 Phone: 651-776-6211

**Current Legal Description:**

Lots 7, 8, and 9; The South 10.0 feet of Lot 10, all in Block 1, KAVANAGH AND DAWSON'S ADDITION TO LAKESIDE PARK, Ramsey County, Minnesota.

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING."

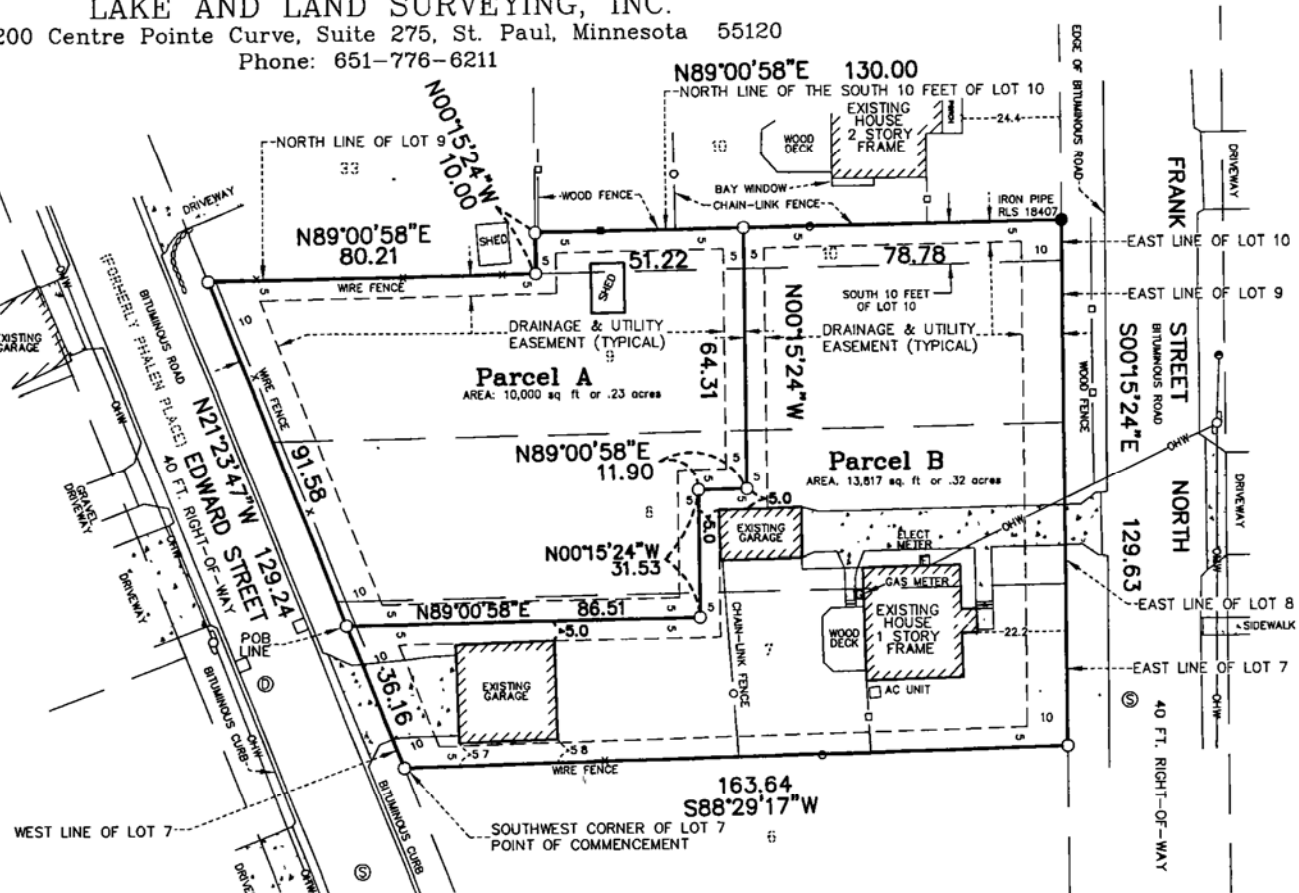
*Michael Martin*  
 MICHAEL MARTIN, COMMUNITY DEVELOPMENT  
 CITY OF MAPLEWOOD"

**SCALE**  
 1 inch = 30 ft.

**NOTES**

- Denotes 12" long Common Spike Monument set & capped RLS 16464.
- Denotes Iron Monument Found size, type, and RLS as noted.
- Ⓢ Denotes Utility Pole
- Denotes Chain-link Fence
- OHW- Denotes Overhead Utility wires
- Denotes Concrete Block Retaining Wall
- ▣ Denotes Concrete Surface

SITE ADDRESS: 1695 Frank St. N, St. Paul, MN  
 BASIS OF BEARINGS: Ramsey County  
 LAKE & LAND SURVEYING. JOB NO. 2015.047



I 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.

*Jonathan J. Jones*

Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 16464

Revised November 17, 2015  
 Revised November 13, 2015  
 Revised October 5, 2015  
 Revised March 29, 2015  
 March 20, 2015

Survey Made For:  
Real Estate Connection  
20711 Holt Avenue #511  
Lakeville, MN 55044

**LOT SPLIT**  
**LAKE AND LAND SURVEYING, INC.**  
1200 Centre Pointe Curve, Suite 275, St. Paul, Minnesota 55120  
Phone: 651-776-6211

**Current Legal Description:**

Lots 7, 8, and 9; The South 10.0 feet of Lot 10, all in Block 1, KAVANAGH AND DAWSON'S ADDITION TO LAKESIDE PARK, Ramsey County, Minnesota.

**Proposed Legal Description:**

**Parcel A:**

Parts of Lots 7, 8, 9, and 10, Block 1, KAVANAUGH AND DAWSONS ADDITION TO LAKESIDE PARK, according to the record plat thereof, Ramsey County, Minnesota lying northerly, westerly northerly and westerly of the following described Line: Commencing at the Southwest corner of said Lot 7; thence North 21 degrees 23 minutes 47 seconds West, assumed bearing, along the west line of said Lot 7 a distance of 36.16 feet to the point of beginning of said Line to be described; thence North 89 degrees 00 minutes 58 seconds East, parallel to the north line of said Lot 9, a distance of 86.51 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to the east line of said Lots 7, 8, 9 and 10, a distance of 31.53 feet; thence North 89 degrees 00 minutes 58 seconds East, parallel to the said north line of Lot 9, a distance of 11.90 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to said east line of said Lots 7, 8, 9 and 10, a distance of 64.31 feet to the north line of the south 10 feet of said Lot 10 and there said Line terminating.

Subject to a permanent easement for drainage and utility purposes over, under and across that part of the above described property being 10 feet in width along the street right-of-way (Edward Street) and being 5 feet in width along all other adjacent property lines.

**Proposed Legal Description:**

**Parcel B:**

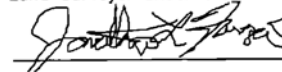
Parts of Lots 7, 8, 9, and 10, Block 1, KAVANAUGH AND DAWSONS ADDITION TO LAKESIDE PARK, according to the record plat thereof, Ramsey County, Minnesota lying southerly, easterly southerly and easterly of the following described Line: Commencing at the Southwest corner of said Lot 7; thence North 21 degrees 23 minutes 47 seconds West, assumed bearing, along the west line of said Lot 7 a distance of 36.16 feet to the point of beginning of said Line to be described; thence North 89 degrees 00 minutes 58 seconds East, parallel to the north line of said Lot 9, a distance of 86.51 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to the east line of said Lots 7, 8, 9 and 10, a distance of 31.53 feet; thence North 89 degrees 00 minutes 58 seconds East, parallel to the said north line of Lot 9, a distance of 11.90 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to said east line of said Lots 7, 8, 9 and 10, a distance of 64.31 feet to the north line of the south 10 feet of said Lot 10 and there said Line terminating.

Subject to a permanent easement for drainage and utility purposes over, under and across that part of the above described property being 10 feet in width along the street right-of-way (Frank Street North) and being 5 feet in width along all other adjacent property lines.

EXISTING TOTAL LOT AREA: 23,817 SQ.FT./ 0.55 ACRES.  
PROPOSED PARCEL A: LOT AREA: 10,000 SQ.FT./ 0.23 ACRES.  
PROPOSED PARCEL B: LOT AREA: 13,817 SQ.FT./ 0.32 ACRES.

SITE ADDRESS: 1695 Frank St. N, St. Paul, MN  
BASIS OF BEARINGS: Ramsey County  
LAKE & LAND SURVEYING. JOB NO. 2015.047

I 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.



Revised November 17, 2015  
Revised November 13, 2015  
Revised October 5, 2015  
Revised March 29, 2015  
March 20, 2015

Registered Land Surveyor & Registered Engineer

Minnesota Registration No. 16464

Sheet 2 of 2

# PROPOSED UTILITY EASEMENT

LAKE AND LAND SURVEYING, INC.  
 1200 Centre Pointe Curve, Suite 275, St. Paul, Minnesota 55120  
 Phone: 651-776-6211

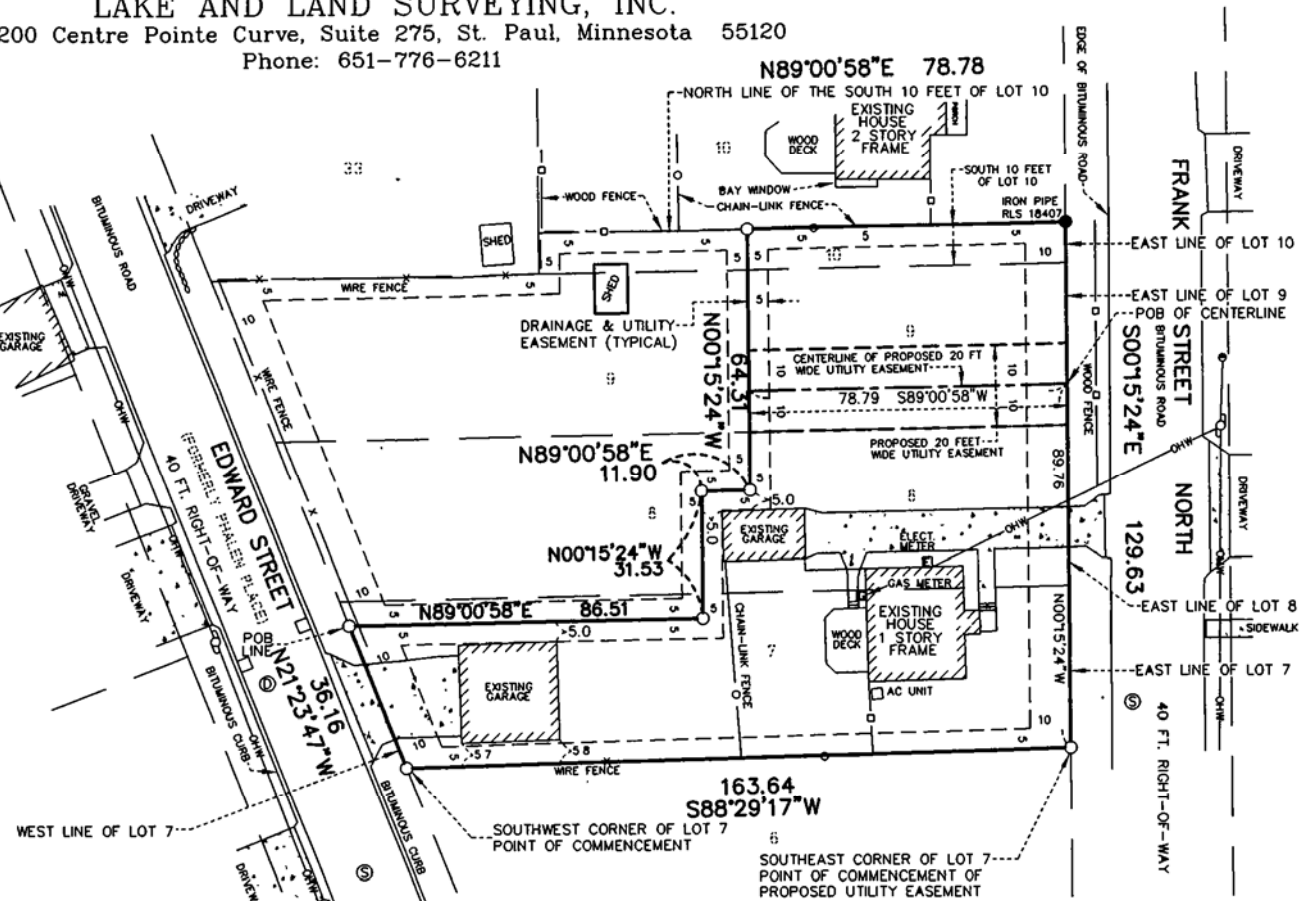
Survey Made For:  
 Mr. Dave McNutt  
 Macklyn Homes, LLC  
 18665 Irvine Way  
 Lakeville, MN 55044

SCALE  
 1 inch = 30 ft.

## NOTES

- Denotes 12" long Common Spike Monument set & capped RLS 16464.
- Denotes Iron Monument Found size, type, and RLS as noted.
- Ⓢ Denotes Utility Pole
- o- Denotes Chain-link Fence
- OHW- Denotes Overhead Utility wires
- Denotes Concrete Block Retaining Wall
- ▭ Denotes Concrete Surface

SITE ADDRESS: 1695 Frank St. N, St. Paul, MN  
 BASIS OF BEARINGS: Ramsey County  
 LAKE & LAND SURVEYING. JOB NO. 2015.190/See 2015.047



I 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.

*John A. Jones*

Revised November 13, 2015  
 Revised November 6, 2015  
 Revised November 5, 2015  
 November 4, 2015

Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 16464

Sheet 1 of 2

# PROPOSED UTILITY EASEMENT

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 275, St. Paul, Minnesota 55120

Phone: 651-776-6211

Survey Made For:

Mr. Dave McNutt  
Macklyn Homes, LLC  
18665 Irvine Way  
Lakeville, MN 55044

## Legal Description:

Parts of Lots 7, 8, 9, and 10, Block 1, KAVANAUGH AND DAWSONS ADDITION TO LAKESIDE PARK, according to the record plat thereof, Ramsey County, Minnesota lying southerly, easterly southerly and easterly of the following described Line: Commencing at the Southwest corner of said Lot 7; thence North 21 degrees 23 minutes 47 seconds West, assumed bearing, along the west line of said Lot 7 a distance of 36.16 feet to the point of beginning of said Line to be described; thence North 89 degrees 00 minutes 58 seconds East, parallel to the north line of said Lot 9, a distance of 86.51 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to the east line of said Lots 7, 8, 9 and 10, a distance of 31.53 feet; thence North 89 degrees 00 minutes 58 seconds East, parallel to the said north line of Lot 9, a distance of 11.90 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to said east line of said Lots 7, 8, 9 and 10, a distance of 64.31 feet to the north line of the south 10 feet of said Lot 10 and there said Line terminating.

Subject to a permanent easement for drainage and utility purposes over, under and across that part of the above described property being 10 feet in width along the street right-of-way (Frank Street North) and being 5 feet in width along all other adjacent property lines.

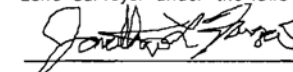
## Proposed Utility Easement:

Subject to a 20 feet wide permanent easement for utility purposes over, under and across parts of Lots 7, 8, 9, and 10, Block 1, KAVANAUGH AND DAWSONS ADDITION TO LAKESIDE PARK, according to the record plat thereof, Ramsey County, Minnesota lying southerly, easterly southerly and easterly of the following described Line: Commencing at the Southwest corner of said Lot 7; thence North 21 degrees 23 minutes 47 seconds West, assumed bearing, along the west line of said Lot 7 a distance of 36.16 feet to the point of beginning of said Line to be described; thence North 89 degrees 00 minutes 58 seconds East, parallel to the north line of said Lot 9, a distance of 86.51 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to the east line of said Lots 7, 8, 9 and 10, a distance of 31.53 feet; thence North 89 degrees 00 minutes 58 seconds East, parallel to the said north line of Lot 9, a distance of 11.90 feet; thence North 00 degrees, 15 minutes 24 seconds West, parallel to said east line of said Lots 7, 8, 9 and 10, a distance of 64.31 feet to the north line of the south 10 feet of said Lot 10 and there said Line terminating, the center line of said easement is described as follows:

Commencing at the southeast corner of said Lot 7; thence North 00 degrees 15 minutes 24 seconds West, along the east line of said Lots 7, 8 and 9, a distance of 89.76 feet to the point of beginning of the center line to be described; thence South 89 degrees 00 minutes 58 seconds West, to the west line thereof, a distance of 78.79 feet and said center line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on the east and west lines thereof.

I 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.



Revised November 13, 2015  
Revised November 6, 2015  
Revised November 5, 2015  
November 4, 2015

Registered Land Surveyor & Registered Engineer

Minnesota Registration No. 16464

Sheet 2 of 2

LOT AREA: 13,817 SQ FT / 0.32 ACRES.

SITE ADDRESS: 1695 Frank St. N, St. Paul, MN

BASIS OF BEARINGS: Ramsey County

LAKE & LAND SURVEYING. JOB NO. 2015.190/See 2015.047