



Doc No T02555874

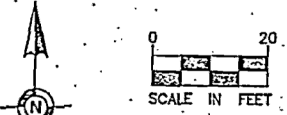
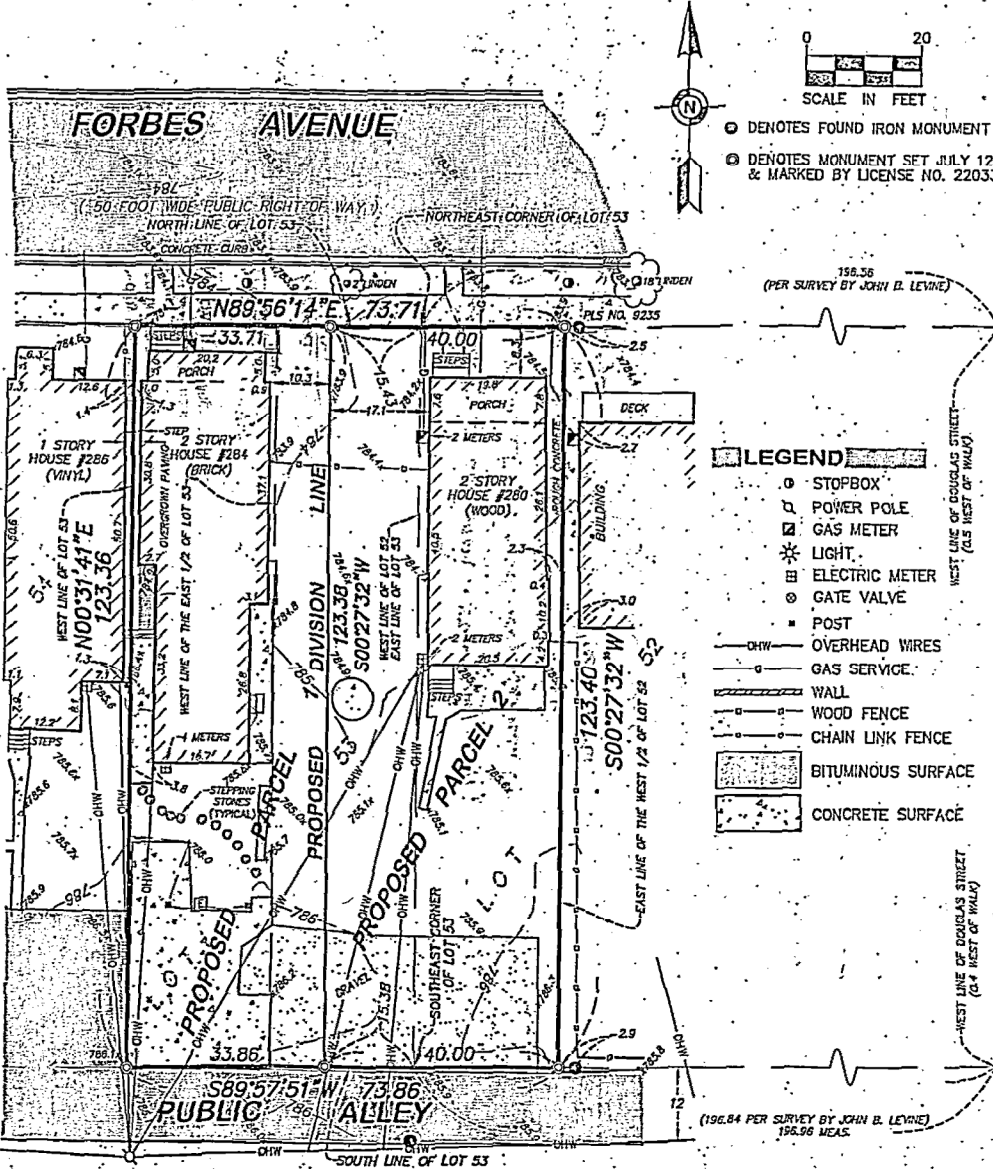
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Apr 19, 2016 1:18 PM

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

Existing Certs
600988

ADJUSTMENT OF COMMON BOUNDARIES FOR: HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF SAINT PAUL, MINNESOTA



- DENOTES FOUND IRON MONUMENT
- DENOTES MONUMENT SET JULY 12, 2012 & MARKED BY LICENSE NO. 22033

- ### LEGEND
- STOPBOX
 - POWER POLE
 - GAS METER
 - ⊛ LIGHT
 - ⊕ ELECTRIC METER
 - ⊖ GATE VALVE
 - POST
 - OHW — OVERHEAD WIRES
 - GAS SERVICE —
 - WALL —
 - WOOD FENCE —
 - CHAIN LINK FENCE —
 - ▨ BITUMINOUS SURFACE
 - ▩ CONCRETE SURFACE

EXISTING LEGAL DESCRIPTIONS:

(Per Quit Claim Deed recorded September 29, 2008 as Document No. 4119026)
 The West 1/2 of Lot 53, Whitacre, Brisbine & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of St. Paul, Ramsey County, Minnesota.
 and:
 (Per Quit Claim Deed recorded August 11, 2005 as Document No. 2047824)
 The West half of Lot 52, Whitacre Brisbine and Mullen's Subdivision of Lots 1 & 2 of Leech's Out lots, Ramsey County, Minnesota.
 and:
 The East half of Lot 53, Whitacre Brisbine and Mullen's Subdivision of Lots 1 & 2 of Leech's Out lots, Ramsey County, Minnesota.

NOTES:

1. The orientation of this bearing system is based on the Ramsey County Coordinate Grid, (NAD 83-96 Adj).
2. The total area of the property described herein is 9,103 square feet.
3. No title work was provided in the preparation of this survey to verify the existence of any easements or encumbrances to the property. The Quit Claim Deeds referenced above were provided to us by the City of St. Paul.
4. Visible improvements are shown on the survey. Other improvements not visible to the surveyor may be present.
5. Existing utilities and services shown hereon, were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher One per ticket Nos. 121912204 & 121912198. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
6. The prorated lot lines utilized for this survey are based on various field notes and surveys prepared by John B. Levine dated from May 27, 1909 through October 7, 1911, which clearly illustrate the excesses in the plot distances running east and west.
7. BENCHMARK: Top nut of the hydrant located on the north side of Forbes Avenue approximately 350 feet west of Douglas Street. Elevation = 787.38 feet (NAVD 88).
8. The improvements and topography depicted hereon are based on a field survey performed July 12, 2012. No current verification of said improvements and topography was undertaken by Egan, Field & Nowak, Inc. at the time of this certification.

PROPOSED LEGAL DESCRIPTIONS:

PROPOSED PARCEL 1:
 That part of Lot 53, Whitacre, Brisbine & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of St. Paul, Ramsey County, Minnesota, which lies west of a line drawn southerly, from a point on the north line of said Lot 53, distant 15.43 feet west of the northeast corner thereof, to a point on the south line of said Lot 53, distant 15.38 feet west of the southeast corner thereof.
 Containing 4,168 square feet.

PROPOSED PARCEL 2:
 The West Half of Lot 52, and that part of Lot 53, which lies east of a line drawn southerly, from a point on the north line of said Lot 53, distant 15.43 feet west of the northeast corner thereof, to a point on the south line of said Lot 53, distant 15.38 feet west of the southeast corner thereof, all in Whitacre, Brisbine & Mullen's Subdivision of Lots 1 and 2 of Leech's Addition of Outlots to the Town of St. Paul, Ramsey County, Minnesota.
 Containing 4,935 square feet.

CERTIFICATION:

I hereby certify that this survey 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.
 Dated this 28th day of August, 2012.

Brent R. Peters
 Brent R. Peters, P.L.S.
 Minnesota License No. 44123

Revised this 23rd day of October, 2012. *see reverse for City approval*

RECEIVED
 OCT 25 2012

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 Minneapolis, Minnesota 55413
 PHONE: (612) 466-3300
 FAX: (612) 466-3383
 WWW.EFNSURVEY.COM
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SURVEY FOR:
**HOUSING AND REDEVELOPMENT AUTHORITY
 OF THE CITY OF SAINT PAUL, MINNESOTA**
 280 & 284 FORBES AVENUE, ST. PAUL, MN

FIELD BOOK	PAGE	FIELDWORK	DATE
2742	53	CHIEF	
		BY	
		DRAWN BY	
		kgf	
		CHECKED	
		BY	
		FILE NO.	2524
		FILE NO.	

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

CITY OF SAINT PAUL

By Paul Dubuc 11/7/12
for Planning Administrator Date

see conditions:

subject to removal of the old, unused sewer connection, along the proposed new lot line (permit #A3118). Contact Anca Sima, (651) 266-6237, in the Sewer Division about getting a permit for removal of the sewer connection, and provide me a copy of the permit.

Approval of adjustment of common boundary only,
not for building placement. This adjustment
of common boundary does not constitute
approval of buildings or uses of this site.