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Existing Certs

366025

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Approved for Recording

LOT SPLIT SURVEY

DEVELOPMENT ENGINEERING, P.A.
1296 Hudson Road, St. Paul, Minnesota 55106

5-19-16
Examiner of Titles

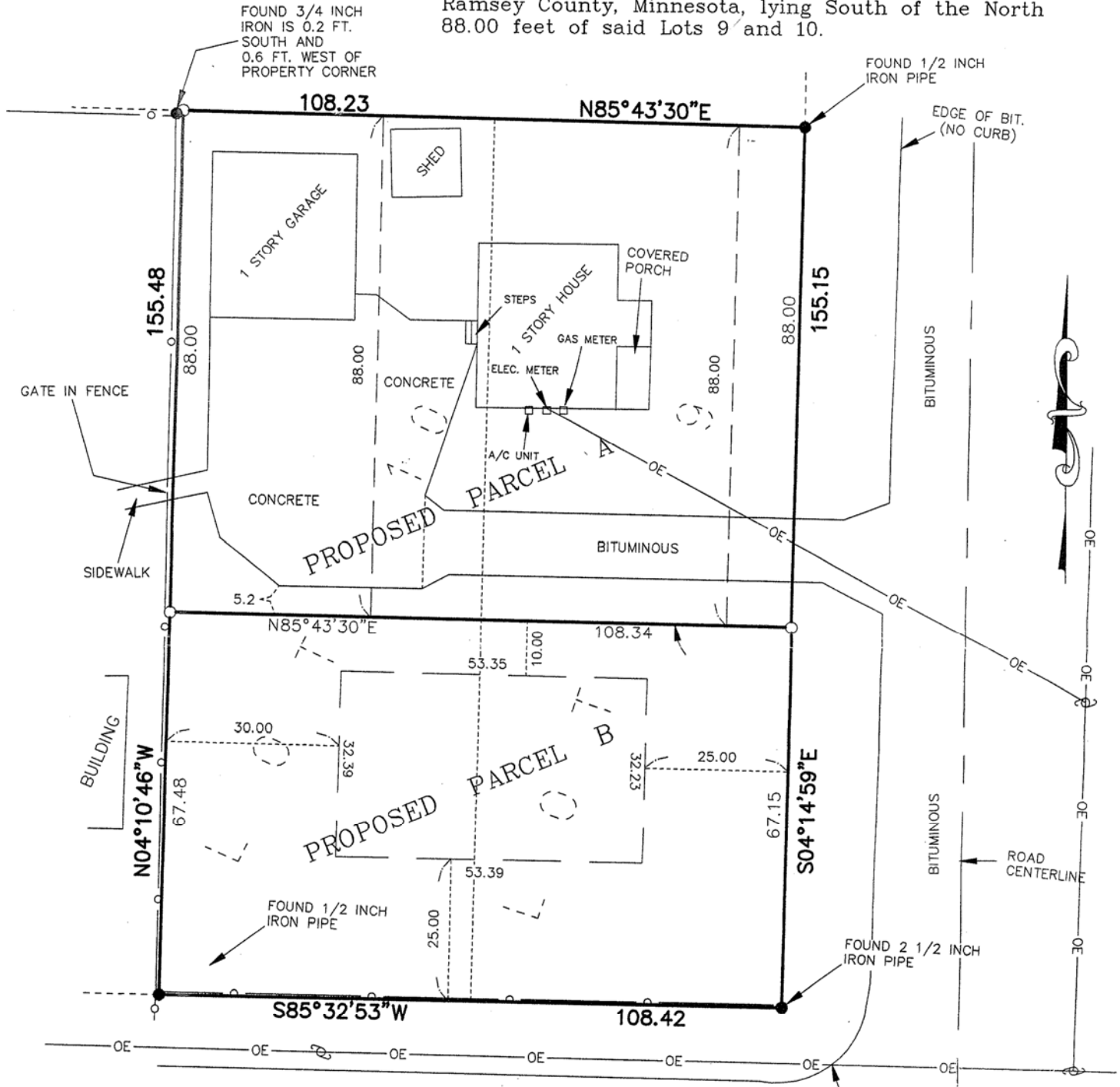
SURVEY FOR: David J. Metz

Current Legal Description: Lots 9 and 10, Block 1, SPRUCE GROVE, Ramsey County, Minnesota.

Current Property Address: 4805 Central Avenue, White Bear Lake, MN, 55110

Proposed Parcel "A" Description: The North 88.00 feet of Lots 9 and 10, Block 1, SPRUCE GROVE, Ramsey County, Minnesota.

Proposed Parcel "B" Description: Those parts of Lots 9 and 10, Block 1, SPRUCE GROVE, Ramsey County, Minnesota, lying South of the North 88.00 feet of said Lots 9 and 10.



Street Address: 4805 Central Avenue, White Bear Lake.

TOTAL AREA: 16,823 SQ.FT./ 0.3862 ACRES

Parcel "A" Area: 9,528 sq.ft./ 0.2187 acres

Parcel "B" Area: 7,295 sq.ft./ 0.1675 acres

FIFTH STREET

(Bituminous, 60 ft. Right-of-Way)

NOTES

- Denotes 5/8 inch Rebar monument set and capped RLS 23300.
- Denotes Found Iron Pipe.
- Denotes Catch Basin.
- ☆ Denotes Light Pole.
- Denotes Utility Pole.
- ⊕ Denotes Hydrant.
- ⊕ Denotes Gas Utility Meter.
- ⊕ Denotes Electric Utility Meter.
- OHW— Denotes Overhead Utility Wires.
- ▬ Denotes Concrete Curb & Gutter.
- ▨ Denotes Concrete Surface.

SCALE

1 inch = 20 ft.

BASIS OF BEARINGS: The South line of Lots 9 and 10 has an assumed bearing of South 85 degrees 32 minutes 53 seconds West.

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.

Richard C. Person
Richard C. Person

Registered Land Surveyor
Minnesota Registration No. 23300

6-9-03
Date