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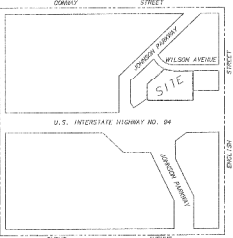
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Document Total \$46.00

Existing Certs
601978

VICINITY MAP
 SE 1/4 OF SEC. 25-29-22
 R3 S24E



PROPOSED BOUNDARY LINE ADJUSTMENT WILSON RIDGE APARTMENTS

SEE SHEET 1 FOR EXISTING CONDITIONS

PROPOSED PROPERTY DESCRIPTIONS FOR BOUNDARY LINE ADJUSTMENT

PROPOSED "PARCEL A-1"

Lots 9 to 11 and the east 5.5 feet of Lot 8, Block 1, together with all of the adjoining Wakefield Avenue, vacated, lying between the extensions across said Lot 2 and the west line of said east 5.5 feet of Lot 8, Block 1; and Lots 4, 5, 6, inclusive and Lots 20 to 25, inclusive, Block 2, and that part of the adjoining Alley, vacated, lying between the extensions across said Alley of the east line of said Lot 22 and the westerly line of said Lot 23, Block 2.

All is in the plot of LINDLEY HEIGHTS, Ramsey County, Minnesota.

PROPOSED "PARCEL B-1"

Lots 9 to 11 and that part of Lot 8 lying westerly of the east 5.5 feet, Block 1, together with all of the adjoining Wakefield Avenue, vacated, lying between the extensions across said Avenue of the west line of said east 5.5 feet of Lot 8 and the west line of Lot 17, Block 2; and Lots 7 to 9, inclusive and Lots 17 to 22, inclusive, Block 2, and that part of the adjoining Alley, vacated, lying between the extensions across said Alley of the west line of said Lot 22 and the westerly line of said Lot 23, Block 2.

All is in the plot of LINDLEY HEIGHTS, Ramsey County, Minnesota.

LETTERS ARE FOR DESCRIPTIVE PURPOSES ONLY. NOT TO BE USED FOR TRANSFER OF TITLE.

Coverage of a kind indicated by this instrument is hereby approved and is subject to recording and indexing.

BY: *Paul M. Muehlen* 5/11/16
 Paul M. Muehlen, Surveyor
 State of Minnesota

Approval of an adjustment of common boundary only; not for building placement, this adjustment common boundary does not constitute approval of building or uses of adjacent parcels.

subject to the following conditions:

1. A surface drainage easement for stormwater to drain from Parcel A-1 to Parcel B-1 must be recorded, and a copy of the recorded easement must be filed with the St. Paul Public Works Sewer Utility. If these contact Anna Strub (651-266-8277) of the Sewer Utility, about what needs to be on the easement.
2. Cross easements for access must be recorded for both parcels, and copies of the recorded easements must be filed with the Dept. of Safety and Inspections (contact Larry Zang, 651-266-9082).

LEGEND

- DENOTES PROPOSED ADJUSTED TRACT LINE
- DENOTES IRON PIPE MONUMENT FOUND & MARKED AS SHOWN
- DENOTES IRON PIPE MONUMENT SET MARKED 2020
- DENOTES UNDERLYING LOT OR PARCEL BOUNDARY LINE
- DENOTES OVERHEAD DOCK
- DENOTES WOOD PRIVACY FENCE
- DENOTES BOULDER RETAINING WALL
- DENOTES LIMESTONE RETAINING WALL (CLEAR OF PROPERTY LINE)
- DENOTES POWER POLE / OVERHEAD ELECTRIC WIRES
- DENOTES APPROXIMATE LOCATION OF BURIED ELECTRIC
- DENOTES APPROXIMATE LOCATION OF BURIED GAS SERVICE
- DENOTES APPROXIMATE LOCATION OF BURIED COMMUNICATION LINE
- DENOTES SANITARY SEWER BY SERVICE AND DIRECTION OF FLOW
- DENOTES STORM SEWER AND DIRECTION OF FLOW
- DENOTES CONC. CURB & GUTTER WITH CURB CUT FOR ACCESS
- DENOTES 2" CONTOUR LINE
- DENOTES 10' CONTOUR LINE
- DENOTES SPOT ELEVATION
- DENOTES GENERAL EDGE OF TREES
- DENOTES INDIVIDUAL TREE & DIAMETER LOCATED 2016 ON-CENTRODINER: E-CLM, A-AASH, SP-SPRUCE
- DENOTES TREE LOCATED FROM 1998 SURVEY (UNVERIFIED FOR THIS SURVEY)

GENERAL NOTES

- 1) UNDERGROUND LOCATIONS ARE FROM THE VARIOUS UTILITY COMPANIES PER GOPHER STATE ONE CALL REQUEST-TICKET NO'S. 160190192 TO 160190195.
- 2) SANITARY AND STORM SEWER INVERT ELEVATIONS ON THE MANHOLES IN WILSON AVENUE ARE FROM CITY AS-BUILT RECORDS AND ARE APPROXIMATE ONLY. MANHOLES WERE UNACCESSIBLE FOR VERIFICATION.
- 3) BEARINGS ARE ON AN ASSUMED DATUM.
- 4) THE SURVEY WAS PREPARED WITH BENEFIT OF 2014 TITLE WORK AND A REVIEW OF CERTIFICATE OF TITLE NO. 601976 FOR PARCELS 1-3 AND 3 AND A REVIEW OF THE CERTIFICATE OF TITLE NO. 549774 AND 604176 FOR PARCELS 1-3 AND 3, RESPECTIVELY.
- 5) TOTAL AREA OF BOUNDARY = 204,200.20 SQ.FT. / 4.66 ACRES
- 6) TOTAL PARKING STALLS STRIPED FROM AERIAL IMAGERY = 126 REGULAR & 7 HANDICAP. EXISTING ONLY. THE MONUMENTS ON SITE VERIFICATION OF STALLS AND EDGES OF BITUMEN/ASPHALT AND CONCRETE.
- 7) AN EASEMENT FOR BROADCAST COMMUNICATIONS EXISTS OVER ALL OF PARCELS 1, 2 AND 3 PER DOC. NO. 2220731.
- 8) AN EASEMENT FOR SANITARY SEWER HAS BEEN RESERVED ON PART OF WAKEFIELD AVE. PER DOC. NO. 2509553
- 9) DOC. NO. 604742 IS A WAIVER OF THE EASEMENT RIGHTS RESERVED IN DOC. NO. 451992.

DATE: FEBRUARY 8, 2016
 BY: Paul Muehlen, Surveyor
 SHEET 2 OF 2 SHEETS

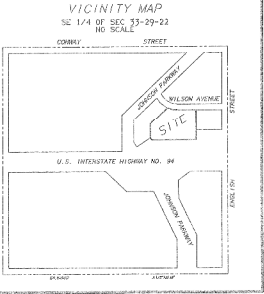
SHEET DESCRIPTION
 BOUNDARY LINE ADJUSTMENT
 PROJECT: WILSON RIDGE APARTMENTS

CLIENT: WILSON AFFORDABLE HOUSING, L.L.C.

APPROVED BY: *Paul Muehlen*
 SURVEYOR
 STATE OF MINNESOTA

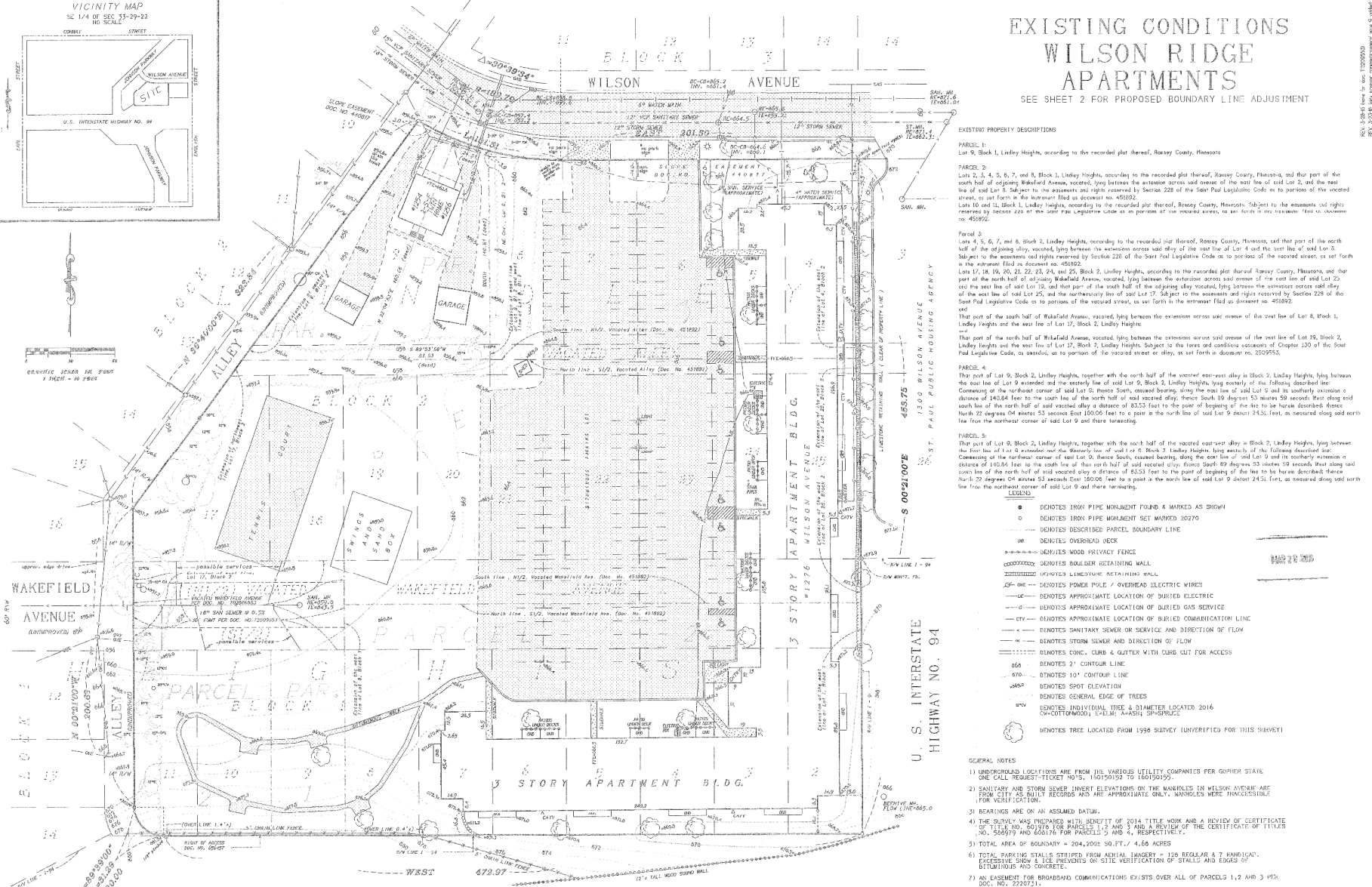
KURTH SURVEYING, INC.
 4022 JEFFERSON ST. S.E.
 SUITE 100
 PHOENIX, AZ 85034
 PHONE: (781) 788-9780 FAX: (781) 788-7022
 E-MAIL: kurt@kurturveying.com

U. S. INTERSTATE HIGHWAY NO. 94



EXISTING CONDITIONS WILSON RIDGE APARTMENTS

SEE SHEET 2 FOR PROPOSED BOUNDARY LINE ADJUSTMENT



EXISTING PROPERTY DESCRIPTIONS

PARCEL 1:
Lot 9, Block 1, Lindley Heights, according to the recorded plat thereof, Rowley County, Minnesota

PARCEL 2:
Lots 2, 3, 4, 5, 6, 7, and 8, Block 1, Lindley Heights, according to the recorded plat thereof, Rowley County, Minnesota, and that part of the south half of adjoining Wakefield Avenue, vacated, lying between the extension across said avenue of the west line of said Lot 2, and the east line of said Lot 3. Subject to the easements and rights reserved by Section 228 of the State Real Legislative Code as to portions of the vacated street, as set forth in the instrument filed as document no. 451092.

PARCEL 3:
Lots 4, 5, 6, 7, and 8, Block 2, Lindley Heights, according to the recorded plat thereof, Rowley County, Minnesota, and that part of the north half of the adjoining Wakefield Avenue, vacated, lying between the extension across said avenue of the east line of said Lot 4, and the west line of said Lot 5. Subject to the easements and rights reserved by Section 228 of the State Real Legislative Code as to portions of the vacated street, as set forth in the instrument filed as document no. 451092.

PARCEL 4:
Lots 17, 18, 19, 20, 21, 22, 23, 24, and 25, Block 2, Lindley Heights, according to the recorded plat thereof, Rowley County, Minnesota, and that part of the north half of adjoining Wakefield Avenue, vacated, lying between the extension across said avenue of the east line of said Lot 22, and the west line of said Lot 19, and that part of the south half of the adjoining Wakefield Avenue, vacated, lying between the extension across said alley of the west line of said Lot 25, and the north-south line of said Lot 17. Subject to the easements and rights reserved by Section 228 of the State Real Legislative Code as to portions of the vacated street, as set forth in the instrument filed as document no. 451092.

PARCEL 5:
That part of the south half of Wakefield Avenue, vacated, lying between the extension across said avenue of the east line of Lot 8, Block 1, Lindley Heights and the east line of Lot 17, Block 2, Lindley Heights.

PARCEL 6:
That part of the north half of Wakefield Avenue, vacated, lying between the extension across said avenue of the east line of Lot 19, Block 2, Lindley Heights and the east line of Lot 17, Block 2, Lindley Heights. Subject to the terms and conditions contained in Chapter 130 of the State Real Legislative Code, as amended, as to portions of the vacated street or alley, as set forth in document no. 250955.

PARCEL 7:
That part of Lot 9, Block 2, Lindley Heights, together with the north half of the vacated east-west alley in Block 2, Lindley Heights, lying between the east line of Lot 9 extended and the westerly line of said Lot 9, Block 2, Lindley Heights, lying northerly of the following described line: Commencing at the northeast corner of said Lot 9, thence South, curved bearing, along the east line of said Lot 9 and its westerly extension a distance of 443.84 feet to the south line of the north half of said vacated alley, thence South 59 degrees 53 minutes 59 seconds East along said north line of the north half of said vacated alley a distance of 83.53 feet to the point of beginning of the line to be hereinafter described, thence North 22 degrees 04 minutes 53 seconds East 150.00 feet to a point in the north line of said Lot 9 about 243.51 feet, as measured along said north line from the northeast corner of said Lot 9 and there terminating.

PARCEL 8:
That part of Lot 9, Block 2, Lindley Heights, together with the north half of the vacated east-west alley in Block 2, Lindley Heights, lying between the east line of Lot 9 extended and the westerly line of said Lot 9, Block 2, Lindley Heights, lying westerly of the following described line: Commencing at the northeast corner of said Lot 9, thence South, curved bearing, along the east line of said Lot 9 and its westerly extension a distance of 443.84 feet to the south line of the north half of said vacated alley, thence South 59 degrees 53 minutes 59 seconds East along said north line of the north half of said vacated alley a distance of 83.53 feet to the point of beginning of the line to be hereinafter described, thence North 22 degrees 04 minutes 53 seconds East 150.00 feet to a point in the north line of said Lot 9 about 243.51 feet, as measured along said north line from the northeast corner of said Lot 9 and there terminating.

- LEGEND**
- DENOTES IRON PIPE MONUMENT FOUND & MARKED AS SHOWN
 - DENOTES IRON PIPE MONUMENT SET MARKED 20270
 - DENOTES DESCRIBED PARCEL BOUNDARY LINE
 - DENOTES OVERHEAD DECK
 - DENOTES WOOD PRIVACY FENCE
 - DENOTES BOULDER RETAINING WALL
 - DENOTES LIMESTONE RETAINING WALL
 - DENOTES POWER POLE / OVERHEAD ELECTRIC WIRES
 - DENOTES APPROXIMATE LOCATION OF BURIED ELECTRIC
 - DENOTES APPROXIMATE LOCATION OF BURIED GAS SERVICE
 - DENOTES APPROXIMATE LOCATION OF BURIED COMMUNICATION LINE
 - DENOTES SANITARY SEWER OR SERVICE AND DIRECTION OF FLOW
 - DENOTES STORM SEWER AND DIRECTION OF FLOW
 - DENOTES CONC. CURB & GUTTER WITH CURB CUT FOR ACCESS
 - DENOTES 2" CONTOUR LINE
 - DENOTES 10" CONTOUR LINE
 - DENOTES SPOT ELEVATION
 - DENOTES GENERAL EDGE OF TREES
 - DENOTES INDIVIDUAL TREE & DIAMETER LOCATED 2016
 - DENOTES TREE LOCATED FROM 1998 SURVEY (UNVERIFIED FOR THIS SURVEY)

GENERAL NOTES

- 1) UNDERGROUND LOCATIONS ARE FROM THE VARIOUS UTILITY COMPANIES PER GOVERN STATE ONE CALL REQUEST-TICKET NO'S. 140190152 & 160190195.
- 2) SANITARY AND STORM SEWER INVERT ELEVATIONS ON THE MANHOLES IN WILSON AVENUE ARE FROM CITY AS BUILT RECORDS AND ARE APPROXIMATE ONLY. MANHOLES WERE INACCESSIBLE FOR VISUAL LOCATIONS.
- 3) BEARINGS ARE ON AN ASSUMED DATUM.
- 4) THE SURVEY WAS PREPARED WITH BENEFIT OF 2014 TITLE WORK AND A REVIEW OF CERTIFICATE TITLE NO. 603276 FOR PARCELS 1, 2 AND 3 AND A REVIEW OF CERTIFICATE OF TITLES NO. 506979 AND 604176 FOR PARCELS 2 AND 4, RESPECTIVELY.
- 5) TOTAL AREA OF BOUNDARY = 204,2002 SQ. FT. / 4.66 ACRES
- 6) TOTAL PARKING STALLS STRIPPED FROM ADJACENT TRAGEDY = 129 REGULAR & 7 HANDICAP. EXISTING DRIVE & TREE IMPROVEMENTS OR SITE VERIFICATION OF STALLS AND EDGES OF BITUMINOUS AND CONCRETE.
- 7) AN EASEMENT FOR BROADCAST COMMUNICATIONS EXISTS OVER ALL PARCELS 1, 2 AND 3 PER DOC. NO. 2020721.
- 8) AN EASEMENT FOR SANITARY SEWER HAS BEEN RESERVED ON PART OF WAKEFIELD AVE. PER DOC. NO. 250955
- 9) DOC. NO. 603472 IS A WAIVER OF THE EASEMENT RIGHTS RESERVED IN DOC. NO. 451092

REV. 2/2016 Issue No. 06 12/20/2015
REV. 2/2016 Day Meter Construction and 9' Curb

DATE: February 4, 2016
DRAWN BY: [Signature]
REVISED BY: [Signature]

SHEET DESCRIPTION
BOUNDARY &
TOPOGRAPHIC
SURVEY

PROJECT:
WILSON
RIDGE
APARTMENTS

CLIENT:
WILSON
AFFORDABLE
HOUSING, L.L.C.

DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Date]
PROJECT NO. 2015-001
SHEET 1 OF 2 SHEETS

KURTH SURVEYING, INC.
4025 JEFFERSON ST., N.E.
COLUMBIA HEIGHTS, MN 55421
PHONE: (763) 788-0909 FAX: (763) 788-7302
E-MAIL: info@kurthsurveying.com

U. S. INTERSTATE HIGHWAY NO. 94