



Doc No **T02575462**

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Dec 8, 2016 1:46 PM

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

**Existing Certs**

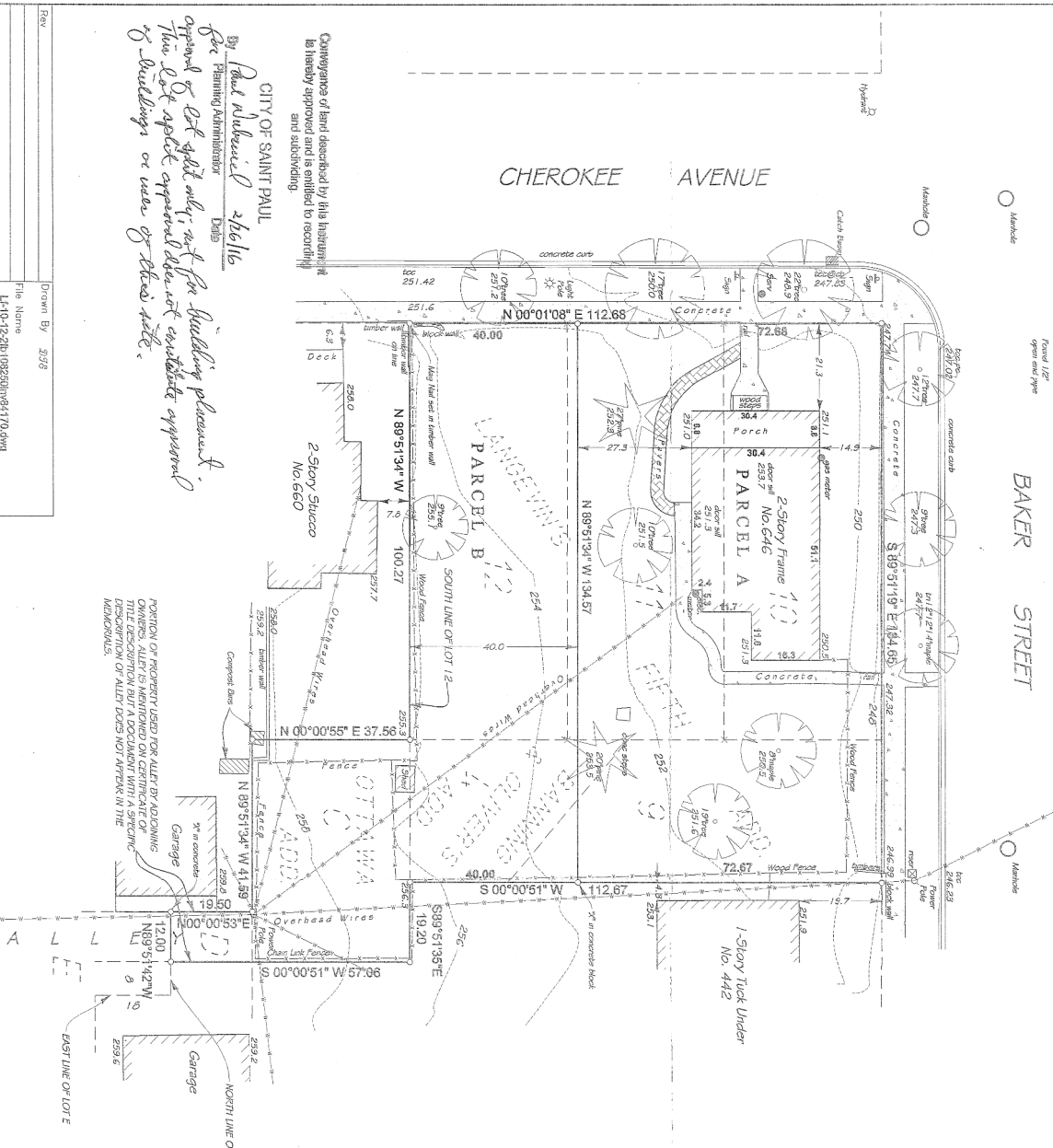
526716

LOT DIVISION FOR:  
**JOHN AND MAUREEN HERNANDEZ**

The Gregory Group  
 aka  
**LOT SURVEYS COMPANY, INC.**  
 Established in 1962  
 REGISTERED UNDER THE LAWS OF THE STATE OF MINNESOTA  
 2601 7th Avenue South  
 Minneapolis, Minnesota 55425  
 (612) 960-3093  
 Fax: (612) 960-3222  
**Surveyors Certificate**

INVOICE NO. 94170  
 F.B.N.O. 1082.50  
 SCALE: 1" = 20'  
 \* Denotes found monument, Type and size as shown hereon.  
 \* Denotes 1/2 inch by 1/4 inch iron pin monument set and marked by license number 24972.  
 Denotes Existing Center  
 Denotes Existing Elevation  
 4000.0 Denotes Existing Elevation

Property located in Section 7, Township 28, Range 22,  
 Ramsey County, Minnesota.  
 Property Address: 646 Cherokee Ave., St. Paul, MN  
 Denominator: Top part of Flycatcher located at Cherokee Ave. &  
 King Street.  
 Elevation = 243.13 feet (City of St. Paul data)



**PROPOSED LEGAL DESCRIPTIONS:**

**PARCEL A:** (Area of parcel 9786 sq. ft.)  
 That part of the following described parcel which lies North of a line drawn parallel to and 40 feet North of the South line (and its easterly extension) of Lot 12, Block 2, Langewin's Fifth Addition, Ramsey County, Minnesota.

**PARCEL B:** (Area of parcel 7633 sq. ft.)  
 That part of the following described parcel which lies South of a line drawn parallel to and 40 feet North of the South line (and its easterly extension) of Lot 12, Block 2, Langewin's Fifth Addition, Ramsey County, Minnesota.

Said parcel being described as follows:  
 Lots 9, 10, 11 and 12, Block 2, Langewin's Fifth Addition, Ramsey County, Minnesota. Together with that part of Lot C and all of Lot D excepting the Southerly 18 feet thereof lying Westerly of a line parallel with and 8 feet West from extended East line of Lot E, in Otswa Addition, Ramsey County, Minnesota. Together with that part of Lot 4, Block 35, Banning and Oivers' Addition to West St. Paul which lies North of Lot C said Otswa Addition. Subject to right of way for alley purposes to the owners of abutting property.



By **Paul Anderson** 2/6/16  
 City Planning Administrator  
 Date: 2/6/16  
 City OF SAINT PAUL  
 Changes of land described by this instrument to be hereby approved and is entitled to record in the public records.

*Approved by City Planning Administrator for Building placement. This lot split approved after consultant approved of buildings on each of these side.*

Drawn By: 3/3/16  
 File Name: LT-10-12-28-108250mhr4170.dwg