



Doc No **T02576843**

Certified, filed and/or recorded on  
Dec 28, 2016 9:51 AM

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

Deputy 711

Pkg ID 1167144C

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

**Existing Certs**

611890

# PROPOSED LOT SPLIT

LAKE AND LAND SURVEYING, INC.

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

Phone: 651-776-6211

Survey Made For:

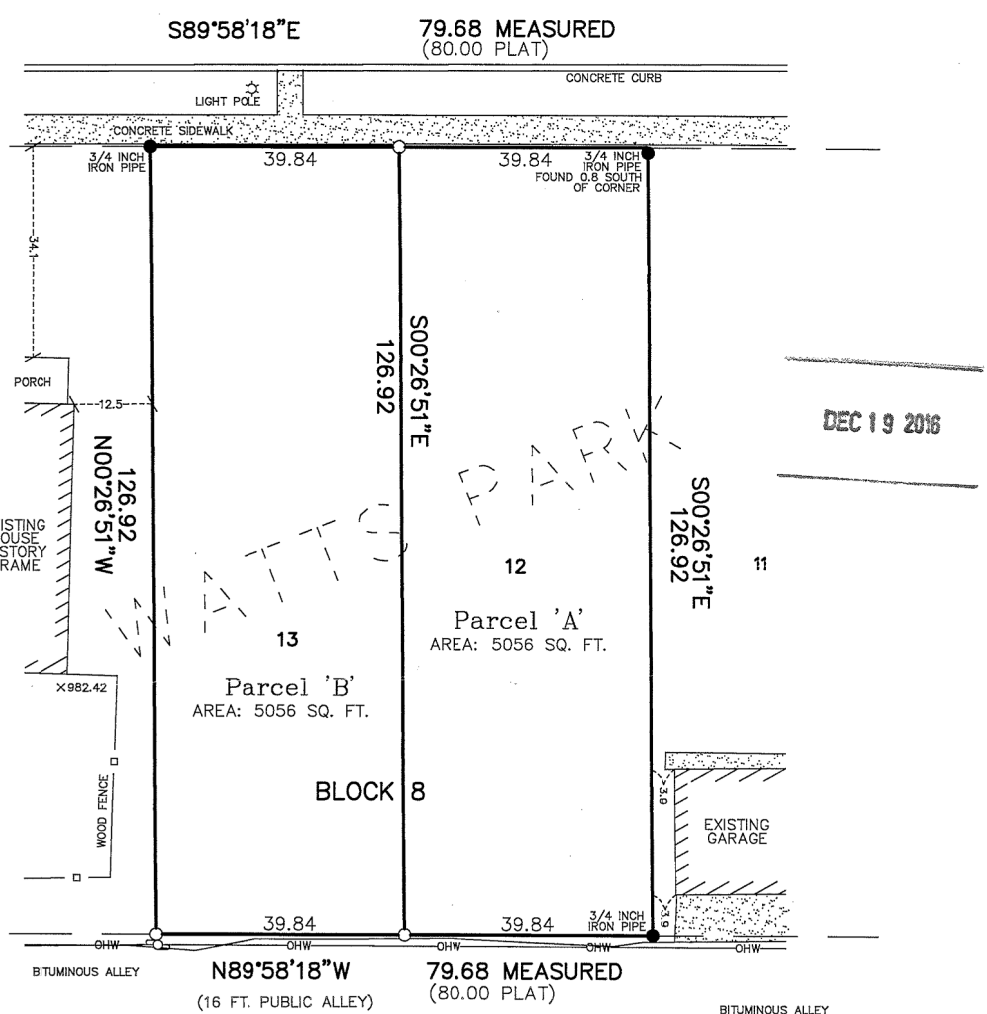
Dayton's Bluff Neighborhood  
Housing Services, Inc.

REANEY AVENUE

60 FT. RIGHT-OF-WAY

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.  
 By Paul D. Johnson, City of Saint Paul Planning Administrator  
 Date: 12/23/16

Approval of lot split only, not for building placement. This lot split approval does not constitute approval of buildings or use of this site.



DEC 19 2016

SCALE  
1 inch = 20 ft.

## NOTES

- Denotes 12" long Common Spike Monument set & capped RLS 16464. After lot split is approved by the City of St. Paul.
  - Denotes Iron monument found, size, type, and RLS as noted.
  - o- Denotes Chain-link Fence
  - OHW- Denotes Overhead Utility wires
  - Denotes Stone or Concrete Block Retaining Wall
  - ▨ Denotes Concrete Surface
- SITE ADDRESS: 2216 Reaney Ave, St. Paul, MN  
 EXISTING AREA: 10,112 SQ. FT. / 0.23 ACRES.  
 BASIS OF BEARINGS: Ramsey County  
 LAKE & LAND SURVEYING. JOB NO. 2015.023

### Existing Legal Description:

Lots 12 and 13, Block 8, WATTS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

### Proposed Legal Description Parcel 'A':

Lots 12, Block 8, WATTS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

### Proposed Legal Description Parcel 'B':

Lots 13, Block 8, WATTS PARK, according to the recorded plat thereof, Ramsey County, Minnesota.

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 December 19, 2016  
 Revised November 22, 2016  
 October 20, 2015  
 Jonathan L. Faraci  
 Registered Land Surveyor & Registered Engineer  
 Minnesota Registration No. 16464