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<i>Document Total</i>	\$46.00

Existing Certs

612377

LOT SPLIT SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 275

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

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

CITY OF SAINT PAUL

By Paul Dubrion 10/3/16
for Planning Administrator Date

approval of lot split only; not for building placement. This lot split approval does not constitute approval of buildings or uses of this site.

Survey Made For:

Mr. Jordan James
JL James Group, LLC
2041 4th Street East
St. Paul, MN, 55119

Existing Legal Description from Ramsey County Tax Records:

Lot 2 and Lot 11, Block 19, BEAVER LAKE HEIGHTS, Ramsey County, Minnesota.

AREA: 8,588 SQ. FT. OR 0.20 ACRES

Proposed Legal Description:

Lot 2, Block 19, BEAVER LAKE HEIGHTS, Ramsey County, Minnesota.

PROPOSED AREA: 4290 SQ. FT.

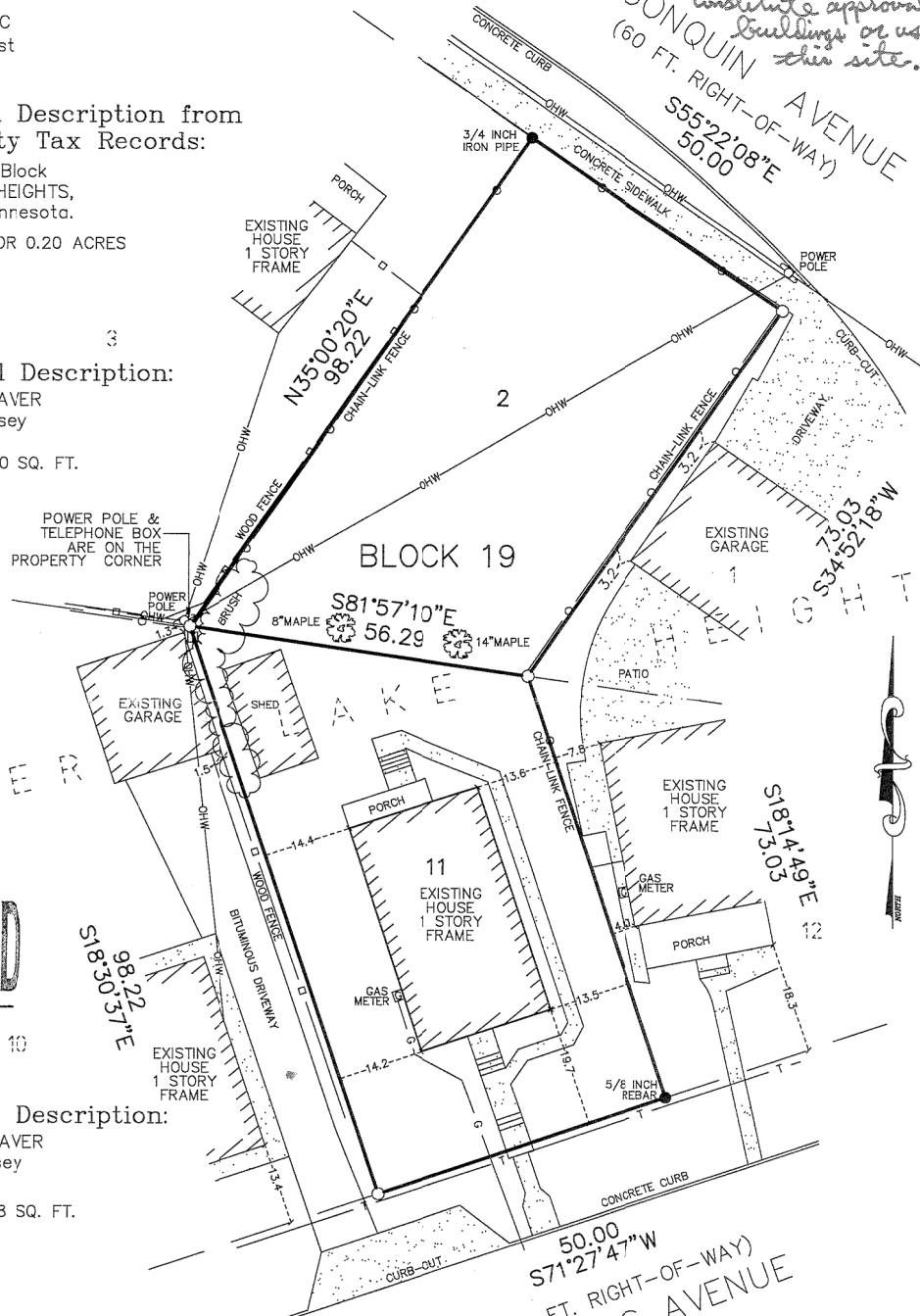
BEAVER LAKE

RECEIVED
AUG 19 2016
BY: _____

Proposed Legal Description:

Lot 11, Block 19, BEAVER LAKE HEIGHTS, Ramsey County, Minnesota.

PROPOSED AREA: 4298 SQ. FT.



NOTES:

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- Denotes Chain-link Fence
- Denotes Wood Fence
- T- Denotes Underground Telephone Lines
- G- Denotes Underground Gas Main
- OHW- Denotes Overhead Utility wires
- ▨ Denotes Concrete Surface

SITE ADDRESS: 2005 Nokomis Ave, St. Paul, MN

BASIS OF BEARINGS: Ramsey Co. Coord. System NAD83
LAKE & LAND SURVEYING. JOB NO. 2016.061



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.

Jonathan L. Faraci August 18, 2016
Registered Land Surveyor & Registered Engineer April 20, 2016
Minnesota Registration No. 16464