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Ramsey County, Minnesota
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Deputy 708 Pkg ID 1184548C

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

Existing Certs
560998

ORIGINAL LEGAL DESCRIPTION:
Lots 4 and 5, Block 41, St. Anthony Park North, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL A:
That part of Lots 4 and 5, Block 41, St. Anthony Park North, Ramsey County, Minnesota, lying southwest of the following described line. Commencing at the Southwest corner of said Lot 5, thence northeasterly along the southerly line of said Lot 4 and 5, a distance of 50.0 feet, to the point of beginning of the line to be described; thence northeasterly, deflection to the left, 97 degrees 57 minutes 49 seconds, a distance of 76.24 feet; thence northeasterly, a distance of 74.83 feet, to a point on the northerly line of said Lot 4 said point being 29.96 feet northeasterly from the Northwest corner of said Lot 5 and said line there terminating.

Contains: 6,192 Sq. Ft.

PROPOSED LEGAL DESCRIPTION PARCEL B:
That part of Lots 4 and 5, Block 41, St. Anthony Park North, Ramsey County, Minnesota, lying northeasterly of the following described line. Commencing at the Southwest corner of said Lot 5, thence northeasterly along the southerly line of said Lot 4 and 5, a distance of 50.0 feet, to the point of beginning of the line to be described; thence northeasterly, deflection to the left, 97 degrees 57 minutes 49 seconds, a distance of 76.24 feet; thence northeasterly, a distance of 74.83 feet, to a point on the northerly line of said Lot 4 said point being 29.96 feet northeasterly from the Northwest corner of said Lot 5 and said line there terminating.

Contains: 8,056 Sq. Ft.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stone.
- We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approval, if you can, before making any decisions regarding the property.
- The plat of St. Anthony Park is old and vague; the iron monuments we have found and show on this survey are not in complete agreement, and while we have shown and monumented the boundary of this property as best we can from this incomplete and conflicting information, we can't be sure that a judge would agree with our reasoning if the survey were challenged. If this uncertainty is something that you would like to remove, it is possible to go to court and have a judge rule on the matter, but like all legal proceedings, time and money would be involved.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

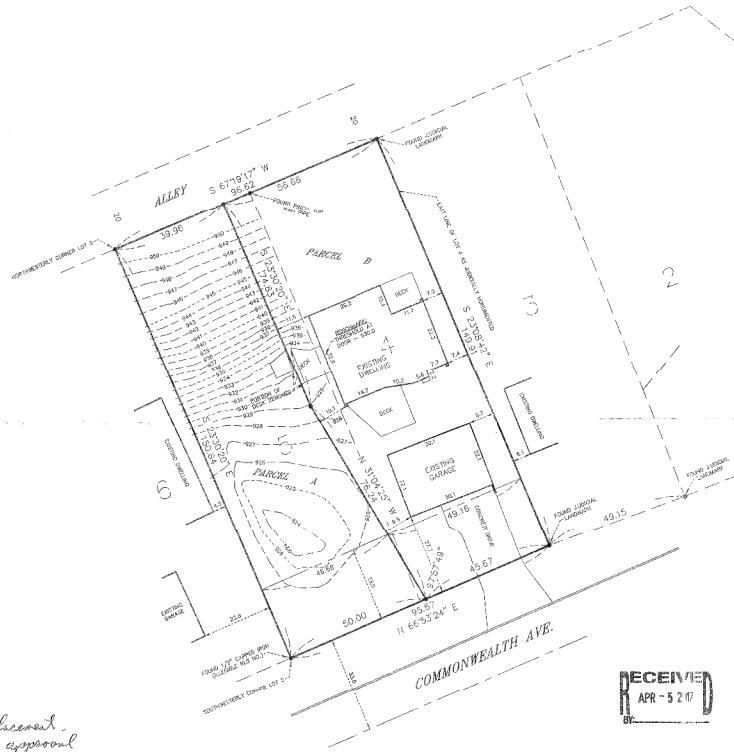
STANDARD SYMBOLS & CONVENTIONS:

• Denotes 1/2" iron pipe with plastic cap bearing State License Number 43503, to be set, unless otherwise noted.

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

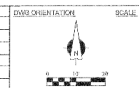
CITY OF SAINT PAUL

By *Paul W. Johnson* 4/17/17
City Planning Administrator
Approval of lot split only, not for building placement.
This lot split approval does not constitute approval of buildings or uses of this site.



RECEIVED
APR - 5 2 17

DATE	REVISION DESCRIPTION
8/20/16	TO SHOW PROPOSED LOT SPLIT LINE
10/20/16	TO SHOW LOT WIDTH AT 25 FT SETBACK
11/8/16	ADD TOPO TO VACANT LOT
11/22/16	NO MORE CORRECTIONS FOR SETBACKS
2/22/17	TO FINALE PROPOSED LOT SPLIT
4/17/17	TO SHOW IMPROVEMENTS OF LOT SPLIT



DORI GRAFF
3881 COMMONWEALTH AVE.
ST. PAUL, MN

Advance
Surveying & Engineering, Co.
10371 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7564
Web: www.advance.com

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DORI GRAFF
7/20/16
JULY 20, 2016

DATE SURVEYED:	DATE DRAFTED:
JULY 18, 2016	JULY 20, 2016

SHEET TITLE	DRAWING NUMBER
LOT SPLIT SURVEY	170829

SHEET NO.
S1