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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 1189503C

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

Existing Certs

603268

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

Surveyors Certificate
ADMINISTRATIVE LOT DIVISION FOR:
DETAIL HOMES

INVOICE NO. 85750
F.B.NO. 1079-05
SCALE: 1" = 30'

- Denotes Found Iron Monument
- Denotes 1/2 inch by 14 inch iron pipe monument set and marked by license number 24992
- Denotes Existing Elevation
- Denotes Existing Contour

Property located in Section 8, Township 28, Range 23, Ramsey County, Minnesota.

Property Address: 350 Mississippi River Boulevard South, St. Paul, MN

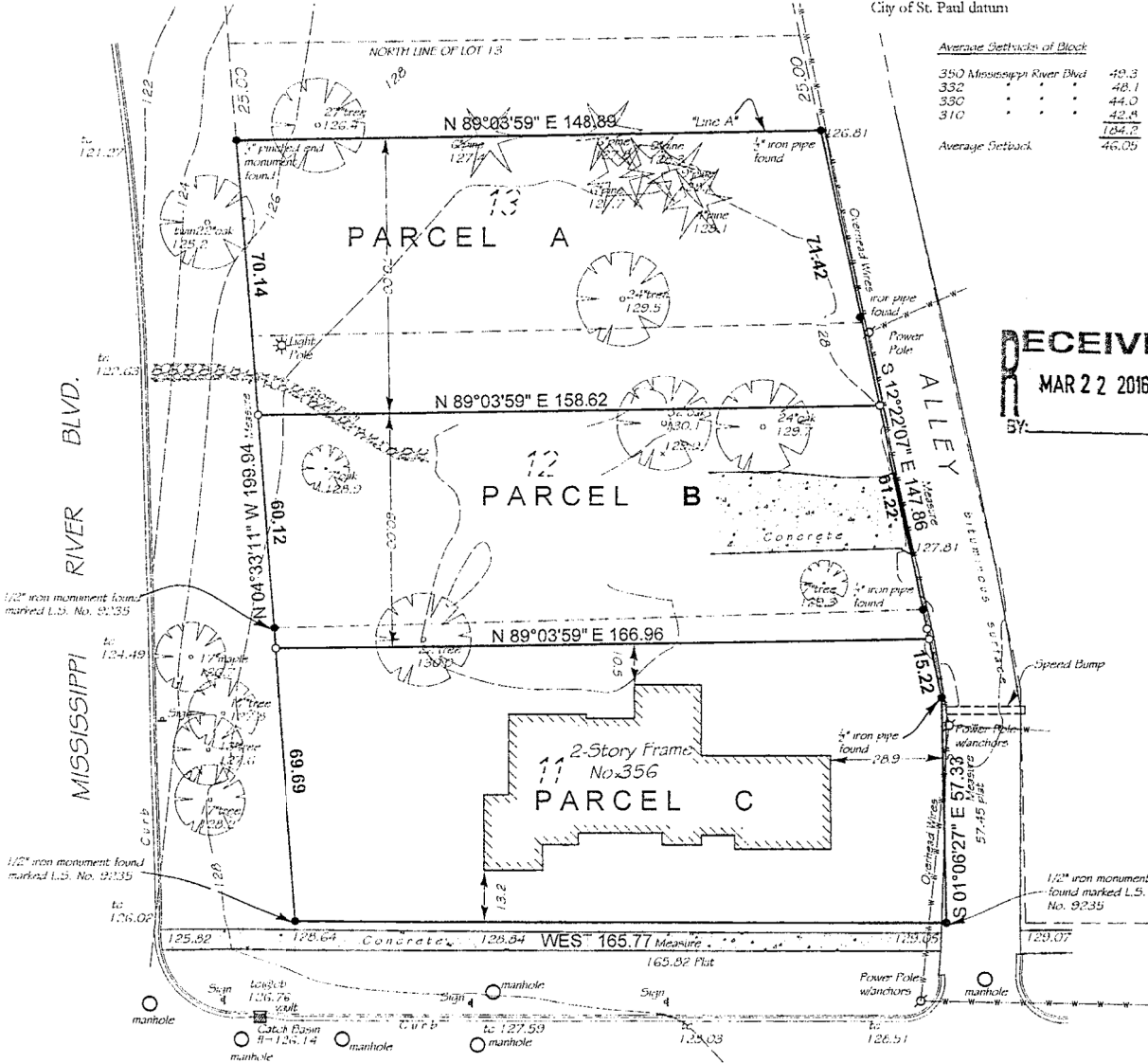
Benchmark: Top nut of hydrant at Jefferson Ave. and Mississippi River Boulevard
Elevation = 131.35 feet
City of St. Paul datum

Basis for bearings is assumed



Average Setbacks of Block

350 Mississippi River Blvd	49.3
332	48.1
330	44.0
310	42.4
Average Setback	46.05



RECEIVED
MAR 22 2016

EXISTING LEGAL DESCRIPTIONS:

Lot 11, Block 6, CABLE'S STONEBRIDGE, Ramsey County, Minnesota, except the North 5.00 feet thereof.
Lot 12, the North 5.00 feet of Lot 11 and that part of Lot 15 lying Southerly of the Northerly 25 feet as measured along the easterly and westerly lines thereof all in Block 6, CABLE'S STONEBRIDGE, Ramsey County, Minnesota.

JEFFERSON AVE.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A: (10763 sq.ft)
That part of Lots 12 and 13, Block 6, CABLE'S STONEBRIDGE according to the recorded plat thereof Ramsey County, Minnesota lying South of "Line A" described below and lying North of a line drawn 70 feet South of and parallel to said "Line A". "Line A" being described as follows: The south line of the northerly 25 feet of Lot 13, Block 6, CABLE'S STONEBRIDGE, Ramsey County, Minnesota as measured along the easterly and westerly lines thereof.

PARCEL B: (9767 sq.ft)
That part of Lots 11 and 12, Block 6, CABLE'S STONEBRIDGE according to the recorded plat thereof Ramsey County, Minnesota lying South of a line drawn 70 feet south of and parallel to "Line A" described below and lying north of a line drawn 130 feet south of and parallel to said "Line A". "Line A" being described as follows: The south line of the northerly 25 feet of Lot 13, Block 6, CABLE'S STONEBRIDGE, Ramsey County, Minnesota as measured along the easterly and westerly lines thereof.

PARCEL C: (11874 sq.ft)
That part of Lot 11, Block 6, CABLE'S STONEBRIDGE according to the recorded plat thereof Ramsey County, Minnesota lying South of on line drawn 130 feet south of and parallel to the following described line: The south line of the northerly 25 feet of Lot 13, Block 6, CABLE'S STONEBRIDGE, Ramsey County, Minnesota as measured along the easterly and westerly lines thereof.

The only easements shown are from plats of record or information provided by client.
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota.
Surveyed this 11th day of November 2014.

Signed *Gregory R. Rasch*
Gregory R. Rasch, Minn. Reg. No. 24992

Rev. 11-29-16 city comments
Rev. 3-20-17 remove building & trees

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

CITY OF SAINT PAUL

By Paul Dubrion 3/27/17
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.