



Doc No T02596648

Certified, filed and/or recorded on
Sep 13, 2017 3:18 PM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer
Deputy 504 Pkg ID 1208964C

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

Existing Certs
529092

REMANANT DESCRIPTION
FROM TORRENS CERTIFICATE NO. 529592

3420 FAIRVIEW AVENUE NORTH

ALL OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN., DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NEW BRIGHTON ROAD AND THE NORTH LINE OF SAID LOT 4, EXTENDING WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 1278.4 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH AT RIGHT ANGLES TO NORTH LINE OF SAID LOT 4, A DISTANCE OF 81 FEET; THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4 TO THE SHORE OF LAKE JOHANNA; THENCE NORTH ALONG THE SHORE OF LAKE JOHANNA TO THE NORTH LINE OF SAID LOT 4; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT 4 TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PORTION TAKEN FOR LAKE JOHANNA DRIVE, SO CALLED, AS THE SAME IS NOW LAID OUT AND CONSTRUCTED. ALSO THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 33.7 FEET WEST OF THE NORTH AND SOUTH QUARTER SECTION LINE AND 200 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8; THENCE NORTH 73 DEGREES 58 MINUTES EAST A DISTANCE OF 241.96 FEET; THENCE NORTH 75 DEGREES 33 MINUTES EAST A DISTANCE OF 46.4 FEET TO THE CENTERLINE OF LAKE JOHANNA DRIVE, SO CALLED; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF LAKE JOHANNA DRIVE, A DISTANCE OF 23.1 FEET TO A POINT 81 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 47 MINUTES WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 273.3 FEET TO A POINT 33.7 FEET WEST OF THE NORTH AND SOUTH QUARTER SECTION LINE; THENCE SOUTH 88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THAT PORTION TAKEN FOR LAKE JOHANNA DRIVE, SO CALLED, AS THE SAME IS NOW LAID OUT AND CONSTRUCTED.

EXCEPT FROM THE ABOVE DESCRIBED PARCELS THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN., DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NEW BRIGHTON ROAD AND THE NORTH LINE OF SAID LOT 4, EXTENDING WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 1278.4 FEET; THENCE SOUTH AT RIGHT ANGLES TO NORTH LINE OF SAID LOT 4, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH ON THE LAST MENTIONED LINE A DISTANCE OF 139 FEET TO A POINT 209 FEET NORTH OF THE SOUTH LINE OF LOT 5, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN.; THENCE NORTHEASTERLY ON A DEFLECTION ANGLE TO THE LEFT AT 108 DEGREES 13 MINUTES A DISTANCE OF 100 FEET; THENCE NORTHERLY IN A STRAIGHT LINE A DISTANCE OF 111.23 FEET TO A POINT ON A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE 90 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE LAST MENTIONED LINE A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF LOT 4, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN., DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF NEW BRIGHTON ROAD AND THE NORTH LINE OF SAID LOT 4, EXTENDING WEST; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 1278.4 FEET; THENCE SOUTH AT RIGHT ANGLES TO NORTH LINE OF SAID LOT 4, A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING SOUTH ON THE LAST MENTIONED LINE A DISTANCE OF 139 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTHEASTERLY ON A DEFLECTION ANGLE TO THE LEFT AT 105 DEGREES 13 MINUTES A DISTANCE OF 100 FEET; THENCE NORTHERLY IN A STRAIGHT LINE A DISTANCE OF 111.23 FEET TO A POINT ON A LINE DRAWN EASTERLY FROM THE POINT OF BEGINNING AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 90 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE LAST MENTIONED LINE A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT OVER THE WEST 1/2 HALF FEET LYING SOUTH OF THE NORTH 81 FEET OF SAID LOT 4 FOR ROAD PURPOSES.

WHICH LIES NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT 1278.4 FEET EAST FROM THE INTERSECTION OF NEW BRIGHTON ROAD AND THE NORTH LINE OF SAID LOT 4, EXTENDING WESTERLY A DISTANCE OF 183.09 FEET TO THE POINT OF BEGINNING OF SAID LINE TO BE DESCRIBED; THENCE NORTH 73 DEGREES 52 MINUTES 34 SECONDS EAST A DISTANCE OF 116.48 FEET; THENCE NORTH 39 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 26.82 FEET; THENCE NORTH 71 DEGREES 23 MINUTES 26 SECONDS EAST A DISTANCE OF 97.97 FEET TO THE SOUTH LINE OF SAID NORTH 81.00 FEET OF LOT 4; THENCE NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH 81.00 FEET OF SAID LOT 4, TO THE SHORELINE OF LAKE JOHANNA AND SAID LINE THERE TERMINATING.

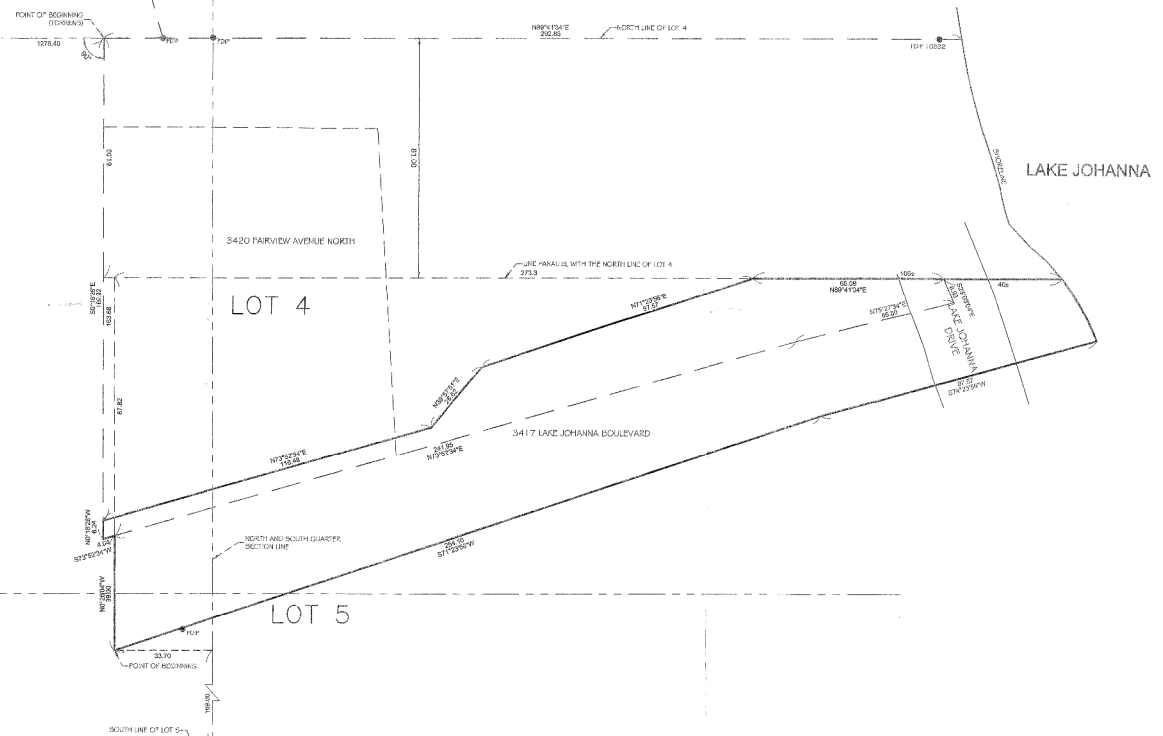
PROPERTY DESCRIPTION
3417 LAKE JOHANNA BOULEVARD

ABSTRACT

THAT PART OF LOTS 4 AND 5, AUDITOR'S SUBDIVISION NO. 80, RAMSEY COUNTY, MINN., DESCRIBED AS FOLLOWS: TO BEGINNING AT A POINT 33.7 FEET WEST OF THE NORTH AND SOUTH QUARTER SECTION LINE AND 155 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8; THENCE NORTH AND PARALLEL WITH THE NORTH AND SOUTH QUARTER SECTION LINE A DISTANCE OF 38 FEET; THENCE NORTH 73 DEGREES 58 MINUTES EAST A DISTANCE OF 241.96 FEET; THENCE NORTH 75 DEGREES 33 MINUTES EAST A DISTANCE OF 46.4 FEET TO THE CENTERLINE OF LAKE JOHANNA DRIVE AS THE SAME IS NOW LAID OUT AND CONSTRUCTED; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID LAKE JOHANNA DRIVE A DISTANCE OF 23.1 FEET TO A POINT 81 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 42.6 FEET MORE OR LESS, TO THE SHORE OF LAKE JOHANNA; THENCE SOUTHEASTERLY ALONG THE SHORE OF LAKE JOHANNA A DISTANCE OF 25 FEET MORE OR LESS; THENCE NORTH 74 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 97.97 FEET; THENCE SOUTH 71 DEGREES 23 MINUTES 26 SECONDS WEST A DISTANCE OF 254.1 FEET TO THE POINT OF BEGINNING.

TORRENS

ALSO THAT PART OF SAID LOT 4, AUDITOR'S SUBDIVISION NO. 80 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1278.4 FEET EAST FROM THE INTERSECTION OF NEW BRIGHTON ROAD AND THE NORTH LINE OF SAID LOT 4, EXTENDING WEST; THENCE SOUTH 0 DEGREES 18 MINUTES 28 SECONDS EAST, AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 180.92 FEET; THENCE NORTH 73 DEGREES 52 MINUTES 34 SECONDS EAST A DISTANCE OF 4.84 FEET TO A POINT 33.7 FEET WEST OF THE NORTH AND SOUTH QUARTER SECTION LINE AND 209 FEET NORTH OF THE SOUTH LINE OF SAID LOT 5, ALSO BEING THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING OF SAID PARCEL TO BE DESCRIBED; THENCE SOUTH 73 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 4.84 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 28 SECONDS WEST A DISTANCE OF 6.24 FEET; THENCE NORTH 73 DEGREES 52 MINUTES 34 SECONDS EAST A DISTANCE OF 116.48 FEET; THENCE NORTH 39 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 26.82 FEET; THENCE NORTH 71 DEGREES 23 MINUTES 26 SECONDS EAST A DISTANCE OF 97.97 FEET TO THE SOUTH LINE OF THE NORTH 81.00 FEET OF SAID LOT 4; THENCE NORTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, ALONG SAID SOUTH LINE OF THE NORTH 81.00 FEET OF LOT 4, A DISTANCE OF 85.08 FEET TO THE CENTERLINE OF LAKE JOHANNA DRIVE, ALSO NOW TRAVELED, ALSO BEING A POINT COMMON TO THE NORTHERLY LINE OF SAID ABOVE DESCRIBED PARCEL; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF THE ABOVE DESCRIBED PARCEL TO THE POINT OF BEGINNING.



PROBE ENGINEERING COMPANY, INC.
CONSULTING ENGINEERS
SURVEYING AND LAND SUBDIVISIONS
1700 Oak Hill Drive, St. Paul, Minnesota, MN 55111-9100 (612) 291-5000

I hereby certify that this is a true and correct representation of a tract as shown and licensed Land Surveyor under the laws of the State of Minnesota.
Russell P. Damlo
RUSSELL P. DAMLO Minn. Reg. No. 19088
9-13-17
Date

PREPARED FOR:
JEFF AND LISA KITTLESON

PROJECT NO. 16351.00
ADDRESS: