

Doc No T02598936

Certified, filed and/or recorded on Oct 11, 2017 11:10 AM

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

Deputy 706 Pkg ID 1213648C

Attested Copy or Duplicate Original \$2.00

Document Recording Fee Torrens \$46.00

Document Total \$48.00

Existing Certs 566982

CERTIFICATE OF SURVEY FOR

JOHN & JAMIE KNIPPEL

PROPERTY ADDRESS

1795 Beechwood Avenue Saint Paul, MN 55116

DESCRIPTION: Per Certificate Number 566982

Lot 19, Block 19, Lane's Highland Park, except the West 34 feet thereof Lot 20, Block 19, Lane's Highland Park Lot 21, Block 19, Lane's Highland Park

The West 25 feet of Lot 22, Block 19, Lane's Highland Park
That part of alley Block 19, Lane's Highland Park, wacated, lying between
the Northerly extensions across said alley of the East line of the West
34 feet of Lot 19 and the East line of the West 25 feet of Lot 22,
said Block 19.

PROPOSED DESCRIPTION PARCEL A:

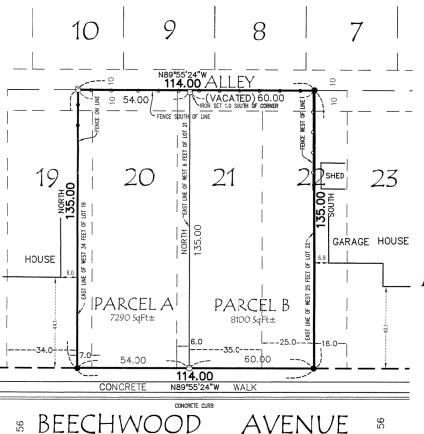
Lot 19, Block 19, Lane's Highland Park, except the West 34 feet thereof Lot 20, Block 19, Lane's Highland Park The West 6 feet of Lot 21, Block 19, Lane's Highland Park

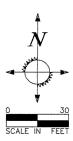
That part of alley Block 19, Lane's Highland Park, vacated, lying between the Northerly extensions across said alley of the East line of the West 34 feet of Lot 19 and the East line of the West 6 feet of Lot 21, said Block 19.

PROPOSED DESCRIPTION PARCEL B:

Lot 21, Block 19, Lane's Highland Park, except the West 6 feet thereof The West 25 feet of Lot 22, Block 19, Lane's Highland Park

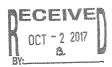
That part of alley Block 19, Lañe's Highland Park, vacated, lying between the Northerly extensions across said alley of the East line of the West 6 feet of Lot 21 and the East line of the West 25 feet of Lot 22, said Block 19.





LEGEND:

 Denotes Iron monument found
 Denotes 14"x1/2" Iron Pipe Monument found and marked with RLS No.47223



for City approval

CONCRETE CURB

I hereby certify that this survey, plan 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.

see revene

Allen Schlipp
DATE 10/2/17 LIC. NO MN 21292

9/27/17 Rev to remove house



1440 Arcade St. Suite 250 Saint Paul, MN 55106 Phone: 651-766-0112 Fax: 651-776-0206 E-meil: info@mpasso.com

DRAWN BYAJI PROJECT NUMBER 3748,001

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

CITY OF SAINT PAUL

By Paul Dubence 10/10/17

Box Planning Administrator Date

See conditions:

Opproval of lot split only; Not for building placement.

This lot split approval does not constitute approval of buildings or ceses of this site.

subject to removal of the existing sidewalk across the boulevard, and modification/relocation of the existing curb cut as necessary to fit the design and site plan for the new house, within six months of this approval, under a permit issued by the Department of Public Works (contact Al Czaia, 266-6108).