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324173

ADVANCE SURVEYING & ENGINEERING CO.
 3300 S. Hwy. No. 101 Minneapolis, MN 55345 Phone (952) 474-7964 www.advance.com

SURVEY FOR: **SUE AND WARD WHEELER**

SURVEYED: December 12, 2014 DRAFTED: December 22, 2014
 REVISED: January 15, 2015 to add a name to the survey and fix a mis-spelled road name.
 REVISED: January 27, 2015 to add an encroachment note on the survey and a note in the title block about page 2 of the RLS.
 REVISED: March 19, 2015 to change driveway designations.

LEGAL DESCRIPTION:
 Parcel 1:
 That part of the South 1/2 of the Northeast Quarter of the Southeast Quarter of Section 14, Township 28, Range 22, lying South of the South line of Registered Land Survey No. 47, and described as follows: Beginning at the Northeast corner of the above described parcel which is also the Southeast corner of said Registered Land Survey No. 47, thence South along the East line of the Northeast quarter of the Southeast quarter of said Section 14 a distance of 80 feet, thence Westerly parallel to the South line of said Registered Land Survey No. 47 distant of 40 feet, thence Northwesterly to a point on the South line of Registered Land Survey No. 47 distant 322.9 feet West from the point of beginning measured along said South line of Registered Land Survey No. 47, thence Easterly along said South line of Registered Land Survey No. 47 to the point of beginning.
 Subject to the right of the public in the East 40 feet thereof for East Avenue.

Parcel 2:
 The South 30 feet of the East 606 feet of the South 1/2 of the Northeast Quarter of the Southeast Quarter of Section 14, Township 28, Range 22.

Subject to the rights of the public in the East 40feet thereof for East Avenue. Subject to a non-exclusive easement for ingress and egress over and upon the South 30 feet of the West 377.2 feet of the East 417.2 feet of said Northeast quarter of the Southeast quarter.

Parcel 3:
 Tract F, Registered Land Survey No 47;
 That part of Tract Registered Land Survey No. 47, which lies south of a line drawn between the mid-points on the Easterly Westery lines of said Tract G, subject to the Road Easement shown on said land survey reserved to the grantor and its assigns, and together with a perpetual right of way by vehicle or otherwise over, across and upon the Road Easement shown on said land survey; subject also to the rights appurtenant to all the other land in said land survey to take water from the well now located hereon for all domestic purposes on said land and to lay and maintain pipes hereon to carry said water.
 Except the North 16.00 feet of the West 21.5 feet of that part of Tract G, Registered Land Survey No. 47, which lies South of a line drawn between the mid-points on the Easterly and Westery lines of said Tract G.

Subject to a reservation for the state of Minnesota of all minerals and mineral rights.
PROPOSED LEGAL DESCRIPTION OF ROAD EASEMENT FROM RLS NO 47:
 That part of Tracts H, G and F, Registered Land Survey No. 47, Ramsey County, Minnesota lying 30 feet southeasterly and southerly of the following described line:
 Commencing at the Northeast corner of said Tract H; thence westerly along the northerly line of said Tract H a distance of 33 feet to the point of beginning of the line to be described; thence southwesterly to a point that is 15.00 feet North of the South line of said Tract G and distant 31 feet East of the West line of said Tract G; thence westerly parallel with the South line of said Tract G to the northerly extension of the West line of said Tract F; and there terminating. Said side lines of easement are to be prolonged or shortened to terminate on the West lines of said Tract G and said Tract F and to terminate on the West line of the East 33 feet of Tract H.

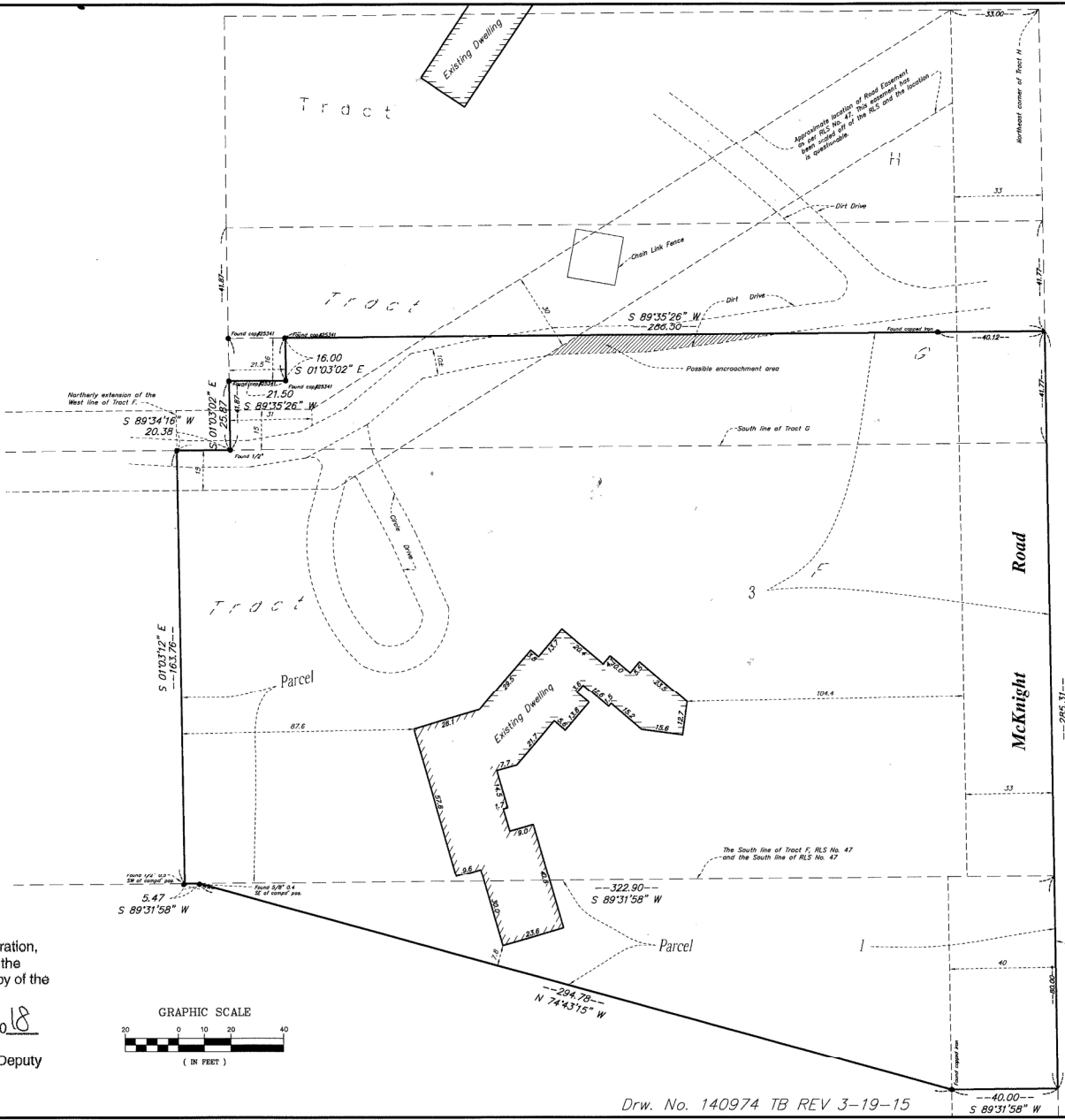
SCOPE OF WORK:
 1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown. We were asked to survey only Parcels 1 and 3. It appears to us that Parcel 2 is describing a parcel of land to the south. That parcel of land appears to be adjacent to a dedicated road (Ogden Ave.).
 2. Showing the location of existing improvements we deemed important.
 3. Setting new monuments or verifying old monuments to mark the corners of the property.
 4. We show a proposed road easement description based on the easement scaled from the Registered Land Survey No. 47.
 5. As per an email from Kirsten J. Libby there appears to be a sheet No. 2 for Registered Land Survey No. 47. That sheet has not been supplied to us.

STANDARD SYMBOLS & CONVENTIONS:
 • Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

CERTIFICATION:
 I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

Signature: *James H. Parker* Typed Name: James H. Parker
 Date: March 19, 2015 Reg. No. 9235

The Second Judicial District, Court Administration,
 State of Minnesota, does hereby certify that the
 attached instrument is a true and correct copy of the
 official version of the court record.
 Dated this 6 day of Sept 2018
 By *Jessica Helmer*, Deputy



Approved for Recording
[Signature]
 Examiner of Titles

Copy this to the South half of the
 NE Quarter of the SE Quarter of
 Sec. 14, Twp. 28, Rng. 22