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Sep 25, 2018 9:58 AM

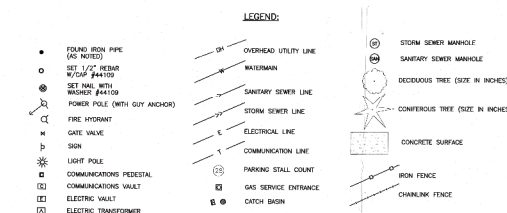
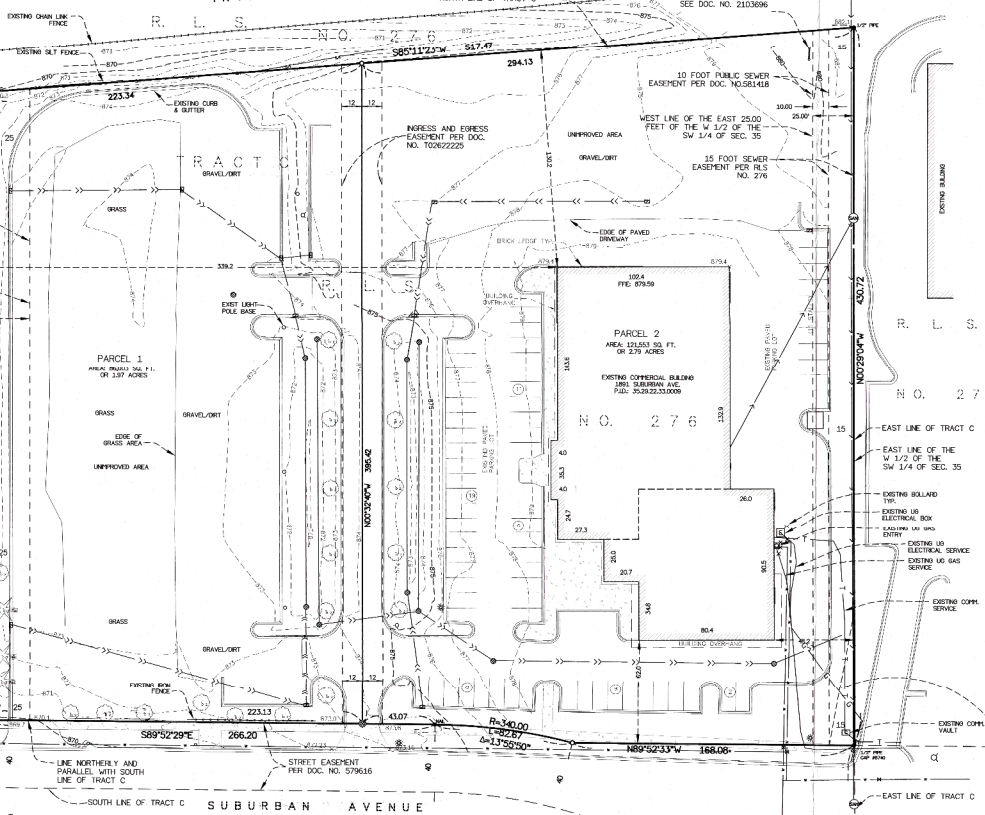
Office of the Registrar of Titles  
Ramsey County, Minnesota  
Susan R Roth, Registrar of Titles  
Christopher A. Samuel, County Auditor and Treasurer  
Deputy 701 Pkg ID 1266447C

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

**Existing Certs**  
261027

CERTIFICATE OF SURVEY

TRACT A  
(FORMERLY STATE TRUNK HIGHWAY NO. 12-108)  
INTERSTATE HWY 94



EXISTING LEGAL DESCRIPTION:  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF SAID TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C; AND THERE TERMINATING.

PROPOSED LEGAL DESCRIPTIONS:  
PARCEL 1:  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276, RAMSEY COUNTY, MINNESOTA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF SAID TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C; AND THERE TERMINATING.

WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 40 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 29 SECONDS EAST ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 395.42 FEET TO THE NORTH LINE OF SAID TRACT C; AND SAID LINE THERE TERMINATING.

PARCEL 2:  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276, RAMSEY COUNTY, MINNESOTA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF SAID TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C; AND THERE TERMINATING.

WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 40 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 29 SECONDS EAST ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 395.42 FEET TO THE NORTH LINE OF SAID TRACT C; AND SAID LINE THERE TERMINATING.

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

CITY OF SAINT PAUL  
By Paul Dubucel 9/17/18  
City 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.

WESTERLY LINE OF PERMISSION GRANTED BY CITY OF ST. PAUL FOR ENTRANCE DRIVEWAY AND PERMITTED PARKING LOT DRIVE PER ENCROACHMENT PERMIT NO. 95-0018, DOC. NO. 3905310

AREAS:		NOTES:	
EXISTING PARCEL:	207,856 SQ. FT. OR 4.76 ACRES	1) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE INSURANCE COMMITMENT POLICY NO. 0X-08514355, DATED AUGUST 5TH, 2011, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	
PROPOSED PARCEL 1:	88,803 SQ. FT. OR 1.87 ACRES	EASEMENTS SHOWN ARE PER R.L.S. NO. 276 AND DOCUMENTS AS NOTED	
PROPOSED PARCEL 2:	121,553 SQ. FT. OR 2.79 ACRES	2) ADDRESS OF THE SUBJECT PROPERTY: 1891 SUBURBAN AVENUE, ST. PAUL, MN P.I.D. 35.29.22.33.0009	
PREPARED FOR:	RYAN POLITZ R3 MARCO CONSTRUCTION, INC. 75 W YONG DR. STE. #104 LITTLE CANADA, MN 55117	3) PARCEL AREA: 207,856 SQ. FT. OR 4.76 ACRES	
ZONING:	EXISTING PARCEL: B-3 GENERAL BUSINESS SETBACKS: N/A	4) BEARING BASIS IS ASSUMED	
		5) ELEV. DATUM IS ASSUMED	
		6) DATE OF FIELDWORK: MAY 2018	



CERTIFICATION:  
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.

SKETCHED: Travis W. Van Neste  
Travis W. Van Neste, Minnesota Professional Surveyor #41129  
Member Professional Surveyor #46827

JOB # 2015088 REVISION: 10-26-2018  
DRAWN BY: SD & TMM REV: 9-10-2018  
SCALE: 1" = 30 FEET

**VAN NESTE SURVEYING**  
PROFESSIONAL SURVEYING SERVICES  
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