



Doc No **T02629643**

Certified, filed and/or recorded on
Dec 10, 2018 10:18 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
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Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs
568295

LEGAL DESCRIPTION - 802 DAYTON AVE:

Lots 5 and 6, Block 5, NININGER & DONNELLY'S ADDITION, Ramsey County, Minnesota.

LEGAL DESCRIPTION - 794 DAYTON AVE:

Lot 4, Block 5, NININGER & DONNELLY'S ADDITION, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION - 802 DAYTON AVE:

Lot 5, except the East 11 feet thereof and all of Lot 6, Block 5, NININGER & DONNELLY'S ADDITION, Ramsey County, Minnesota.

LEGAL DESCRIPTION - 794 DAYTON AVE:

Lot 4 and the East 11 feet of Lot 5, Block 5, NININGER & DONNELLY'S ADDITION, Ramsey County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. 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 to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
- We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" iron survey marker with RLS No. 42379 cap, to be set at time of approval, unless otherwise noted.

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

LEGEND

- CATCH BASH
- ⊕ FIRE HYDRANT
- POWER POLE
- ⊕ MANHOLE
- ⊕ TELEPHONE POLE
- ⊕ ELEC. TRANSFORMER
- WELL
- GATE VALVE
- ⊕ LIGHT POLE
- ⊕ TREE
- FENCE LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- STORM DRAIN LINE
- OVERHEAD UTILITY LINE
- CONCRETE SURFACE

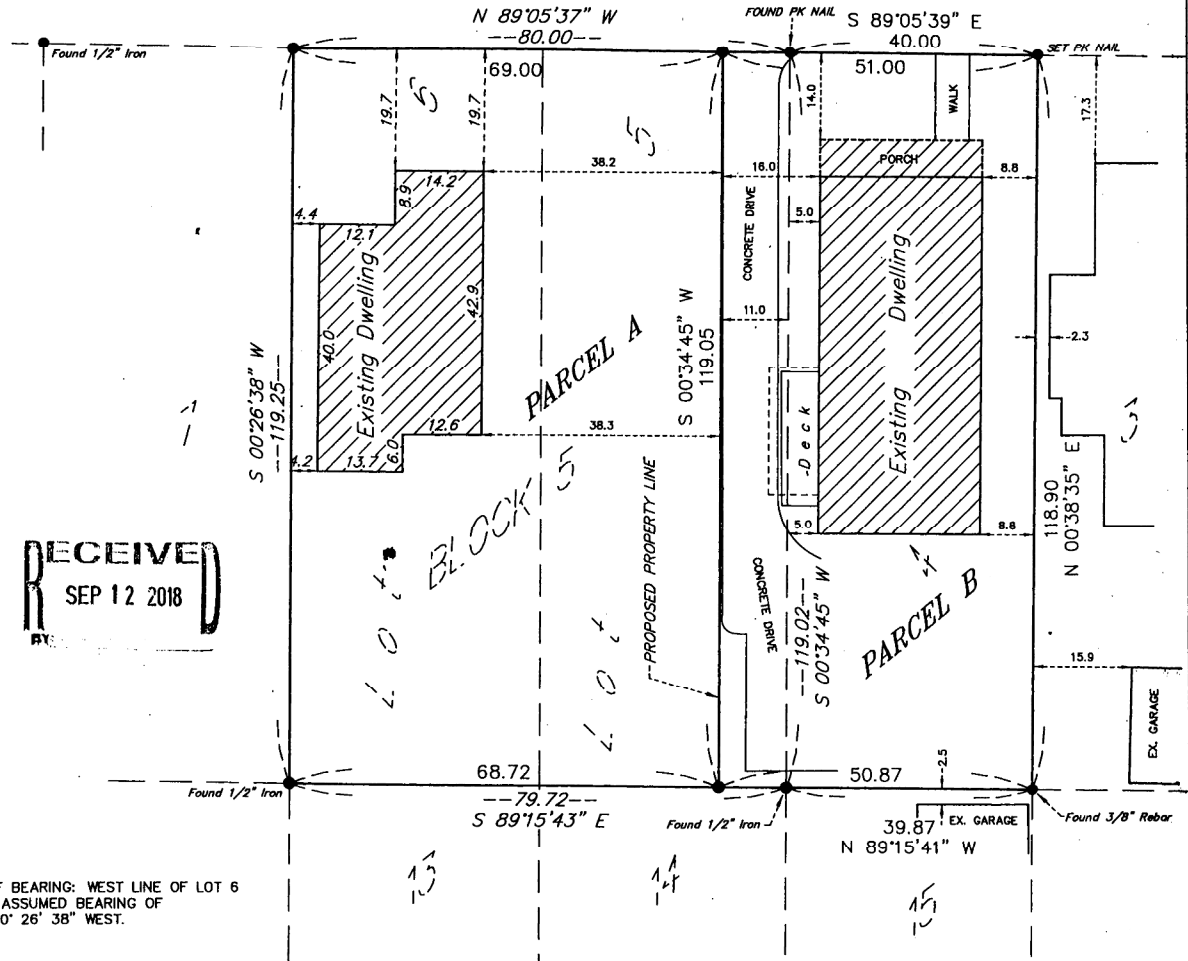
CITY OF SAINT PAUL

Paul Walburn 10/30/18
 Planning Administrator

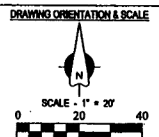
Approval of adjustment of common boundary only. Not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.

BASIS OF BEARING: WEST LINE OF LOT 6 HAS AN ASSUMED BEARING OF SOUTH 00° 26' 38" WEST.

Dayton Avenue



DATE	REVISION DESCRIPTION
8/11/17	SHOW PROPOSED EASEMENT
8/11/18	TO SHOW PROPOSED LOT SPLIT
7/12/18	CHANGES PER CITY COMMENTS



CLIENT NAME / JOB ADDRESS

BRIAN BROOKS
 802 DAYTON AVENUE
 ST. PAUL, MN

Advance
 Surveying & Engineering, Co.

17017 Highway 7
 Minneapolis, Minnesota 55445
 Phone (652) 414-7864
 Web: www.advance.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas H. Brooks
 # 42379
 LICENSE NO.
 JUNE 21, 2018
 DATE

DATE SURVEYED: SEPTEMBER 7, 2017
 JUNE 10, 2018

DATE DRAFTED: JUNE 11, 2018

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
 170973 TB
 REV 9-11

SHEET SIZE 11 X 17

SHEET NO.

S1

SHEET 1 OF 1