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Deputy 401

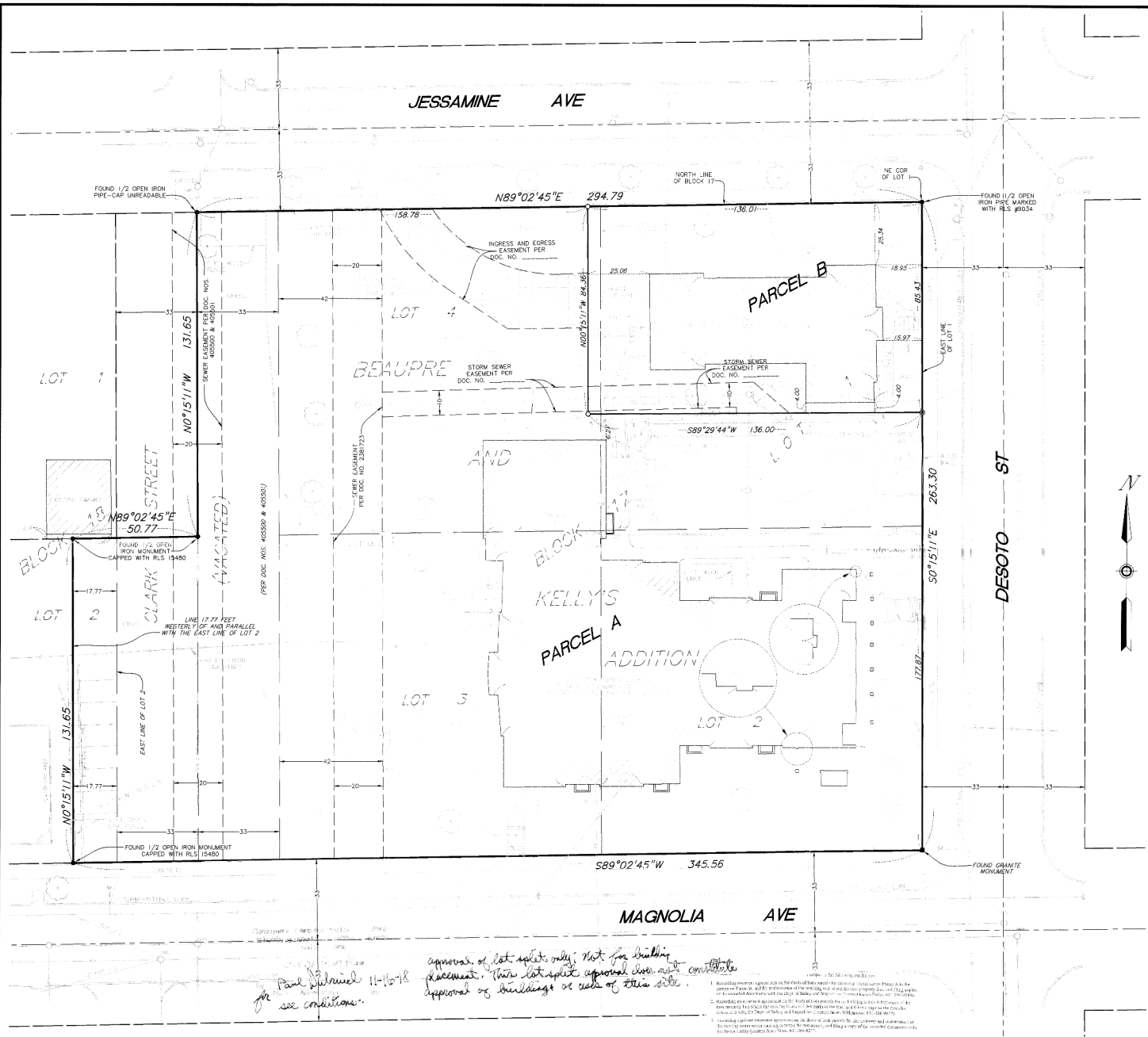
Pkg ID 1282015C

Document Recording Fee Torrens \$46.00

Memorial Entry - Additional Certificates \$20.00

**Document Total** \$66.00

**Existing Certs**  
626924, 626923



**EXISTING PROPERTY DESCRIPTION**

(Per Certificate of Title No. 172078)  
 Lots 1, 2, 3, 4, Block 17, BEAUPRE AND KELLY'S ADDITION  
 AND  
 (Per Certificate of Title No. 569275)  
 That part of Lot 2, Block 18 BEAUPRE AND KELLY'S ADDITION, lying Easterly of a line 17.77 feet Westerly of and parallel with the East line of said Lot 2  
 AND  
 Together with the east half of vacated Clark Street adjoining Lots 3 and 4, Block 17 and the west half of vacated Clark Street adjoining Lot 2, Block 18, BEAUPRE AND KELLY'S ADDITION to St. Paul.

**PROPOSED PROPERTY DESCRIPTIONS**

**Parcel A**  
 Lots 1, 2, 3, 4, Block 17, BEAUPRE AND KELLY'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, except that part of Lots 1 and 4 of BEAUPRE AND KELLY'S ADDITION lying north and east of a line described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of South 00 degrees 15 minutes and 11 seconds East, along the east line of said Lot 1, a distance of 85.43 feet to the point of beginning of the line to be described; thence South 89 degrees 29 minutes 44 seconds West 136.00 feet; thence North 00 degrees 15 minutes 11 seconds West 84.36 feet to the north line of said Block 17 and said line there terminating.  
 Together with the east half of vacated Clark Street adjoining said Lots 3 and 4.  
 And  
 That part of Lot 2, Block 18, BEAUPRE AND KELLY'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, lying Easterly of a line 17.77 feet Westerly of and parallel with the East line of said Lot 2.  
 Together with the west half of vacated Clark Street adjoining Lot 2, said Block 18.

**Parcel B**  
 That part of Lots 1 and 4, Block 17 of BEAUPRE AND KELLY'S ADDITION lying north and east of a line described as commencing at the northeast corner of said Lot 1; thence on an assumed bearing of South 00 degrees 15 minutes and 11 seconds East, along the east line of said Lot 1, a distance of 85.43 feet to the point of beginning of the line to be described; thence South 89 degrees 29 minutes 44 seconds West 136.00 feet; thence North 00 degrees 15 minutes 11 seconds West 84.36 feet to the north line of said Block 17 and said line there terminating.

**GENERAL NOTE**

1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately determined and if re-locate is required. In addition, Greater State One Call locators from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design to our Greater State One Call, ticket number: 181523499.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Greater State One Call, ticket number: 181523499.
- 4.) Contact: GREATER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

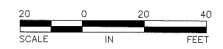
**LEGEND**

- Denotes 1/2 inch by 14 inch iron pipe monument set and marked with PLS 44900, unless otherwise noted.
  - Denotes found 1/2 inch iron pipe monument
  - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
  - Denotes found granite monument
- SE Denotes building entrance
  - CB Denotes catch basin
  - CLP Denotes clothes line pole
  - CUL Denotes building column
  - SST Denotes concrete step
  - GAS Denotes underground gas line
  - GM Denotes gas meter
  - HCR Denotes disabled ramp
  - HCS Denotes disabled sign
  - HYD Denotes fire hydrant
  - LA Denotes landscaping
  - LP Denotes light pole
  - MH Denotes manhole
  - OD Denotes overhead door
  - CHE Denotes overhead electric line
  - OWH Denotes building overhang
  - OP Denotes over plan
  - PPU Denotes power pole with underground utility
  - PVC Denotes polyvinylchloride pipe
  - RF Denotes reinforced concrete curb
  - RD Denotes roof drain
  - SAN Denotes sanitary manhole
  - SAN S Denotes sanitary sewer
  - SAN C Denotes sanitary cleanout
  - SMS Denotes storm manhole
  - ST S Denotes storm sewer
  - STC Denotes stormwater catch curb
  - TC Denotes top of concrete curb
  - TCS Denotes traffic control sign
  - USE Denotes underground electric line
  - W Denotes water line
  - WW Denotes window well

**AREAS**

Parcel A	= 72,750 square feet or 1.670 acres
Parcel B	= 11,545 square feet or 0.265 acres
Total	= 84,295 square feet or 1.935 acres

**THE PURPOSE OF THIS SURVEY IS A LOT SPLIT**



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.  
 Dated this 18th day of September, 2018  
 SUNDE AND SURVEYING, LLC  
 By: *Allee J. Colburn*  
 Allee J. Colburn P.L.S. Minn. Lic. No. 44900

Updated easement labels	By: JKL 11/16/2018
Revised parcel line	By: JKL 11/14/2018
Revision	By: JKL
Originally dated July 2, 2018	By: JKL

**CERTIFICATE OF WORK FOR:**  
**FRANCISCAN BROTHERS OF PEACE, INC.**  
**1095 DESOTO STREET**  
**ST. PAUL, MINNESOTA**

**SUNDE LAND SURVEYING**  
 Main Office: 3901 East Hennepin Avenue, Suite 118, Bloomington, Minnesota 55435-1435 (612-881-2165 (Fax: 612-888-8525))  
 www.sunde.com

Project: 2007-008-A By: JKL 07/01/18 Date: 09/14/2018  
 Township: 29 Range: 22 Section: 29  
 File: 20070284036.dwg Sheet: 1 of 1

*approval of lot splits only. Not for building placement. This lot split approval does not constitute approval of building or walls of this site.*  
 Paul Johnson 11-16-18  
 see conditions.

1. Recording information appears on the plat for Block 17, BEAUPRE AND KELLY'S ADDITION, Ramsey County, Minnesota, recorded on the 15th day of August, 1983, and on the 15th day of August, 1984, and on the 15th day of August, 1985, and on the 15th day of August, 1986, and on the 15th day of August, 1987, and on the 15th day of August, 1988, and on the 15th day of August, 1989, and on the 15th day of August, 1990, and on the 15th day of August, 1991, and on the 15th day of August, 1992, and on the 15th day of August, 1993, and on the 15th day of August, 1994, and on the 15th day of August, 1995, and on the 15th day of August, 1996, and on the 15th day of August, 1997, and on the 15th day of August, 1998, and on the 15th day of August, 1999, and on the 15th day of August, 2000, and on the 15th day of August, 2001, and on the 15th day of August, 2002, and on the 15th day of August, 2003, and on the 15th day of August, 2004, and on the 15th day of August, 2005, and on the 15th day of August, 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