



Doc No T02633829

Certified, filed and/or recorded on
Feb 20, 2019 10:00 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles

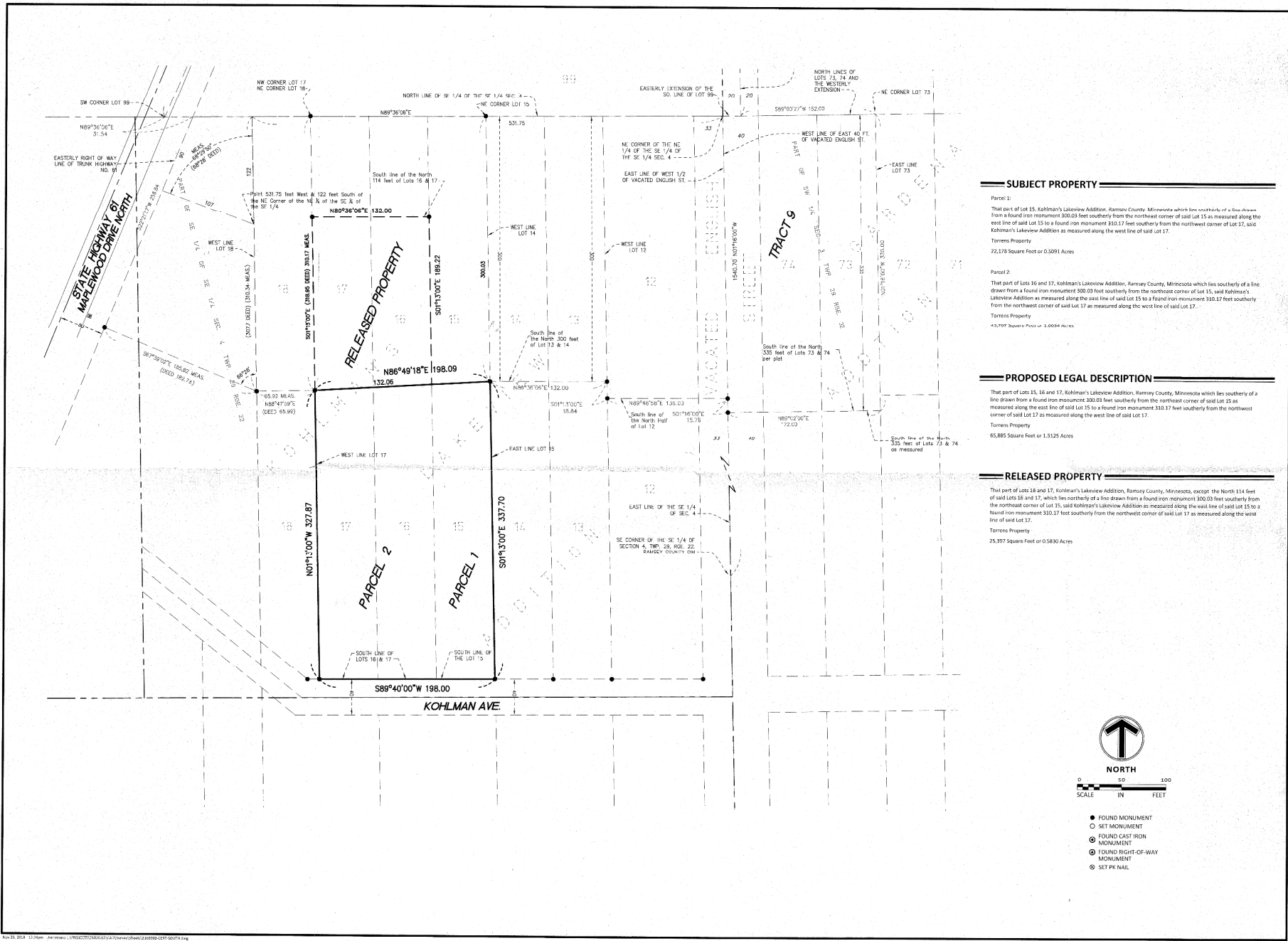
Christopher A. Samuel, County Auditor and Treasurer

Deputy 311

Pkg ID 1287549C

Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$20.00
<i>Document Total</i>	<i>\$66.00</i>

Existing Certs
620001, 623414



Client
MORRIES
AUTOMOTIVE
GROUP

Project
MAPLEWOOD

Location
MAPLEWOOD,
MINNESOTA
2732 HIGHWAY 61 NORTH

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.

Mark B. Sand
Mark B. Sand
Registration No. 43993 Date: 05/31/18

This certification is not valid unless wet signed in blue ink. If applicable, contact us for a wet signed copy of this survey which is available upon request at MBEA, Inc., Plymouth, MN office.

Summary

Designed: Drawn: ccc
Approved: mbs Book / Page:
Phase: Initial Issue: 05/31/2018

Revision History

No. Date By Submittal / Revision
1 11/26/18 MS Add Released Property

Sheet Title
CERTIFICATE OF
SURVEY

Sheet No. Revision

1/1

Project No. 21020.02

SUBJECT PROPERTY

Parcel 1:
That part of Lot 15, Kohlman's Lakeview Addition, Ramsey County, Minnesota which lies northerly of a line drawn from a found iron monument 300.03 feet southerly from the northeast corner of said Lot 15 as measured along the east line of said Lot 15 to a found iron monument 310.17 feet southerly from the northwest corner of Lot 17, said Kohlman's Lakeview Addition as measured along the west line of said Lot 17.
Torrens Property
22,170 Square Feet or 0.5091 Acres

Parcel 2:
That part of Lots 16 and 17, Kohlman's Lakeview Addition, Ramsey County, Minnesota which lies southerly of a line drawn from a found iron monument 300.03 feet southerly from the northeast corner of Lot 15, said Kohlman's Lakeview Addition as measured along the east line of said Lot 15 to a found iron monument 310.17 feet southerly from the northwest corner of said Lot 17 as measured along the west line of said Lot 17.
Torrens Property
43,707 Square Feet or 1.0034 Acres

PROPOSED LEGAL DESCRIPTION

That part of Lots 15, 16 and 17, Kohlman's Lakeview Addition, Ramsey County, Minnesota which lies southerly of a line drawn from a found iron monument 300.03 feet southerly from the northeast corner of said Lot 15 as measured along the east line of said Lot 15 to a found iron monument 310.17 feet southerly from the northwest corner of said Lot 17 as measured along the west line of said Lot 17.
Torrens Property
65,865 Square Feet or 1.5125 Acres

RELEASED PROPERTY

That part of Lots 16 and 17, Kohlman's Lakeview Addition, Ramsey County, Minnesota, except the North 114 feet of said Lots 16 and 17, which lies northerly of a line drawn from a found iron monument 300.03 feet southerly from the southeast corner of Lot 15, said Kohlman's Lakeview Addition as measured along the west line of said Lot 15 to a found iron monument 310.17 feet southerly from the northwest corner of said Lot 17 as measured along the west line of said Lot 17.
Torrens Property
25,997 Square Feet or 0.5890 Acres



NORTH
SCALE
0 50 100
IN FEET

- FOUND MONUMENT
- SET MONUMENT
- ⊙ FOUND EAST IRON MONUMENT
- ⊕ FOUND RIGHT-OF-WAY MONUMENT
- ⊙ SET PPK NAIL