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<i>Document Total</i>	\$46.00

Existing Certs

529086

ADMINISTRATIVE LOT SPLIT FOR: DAVID ONG

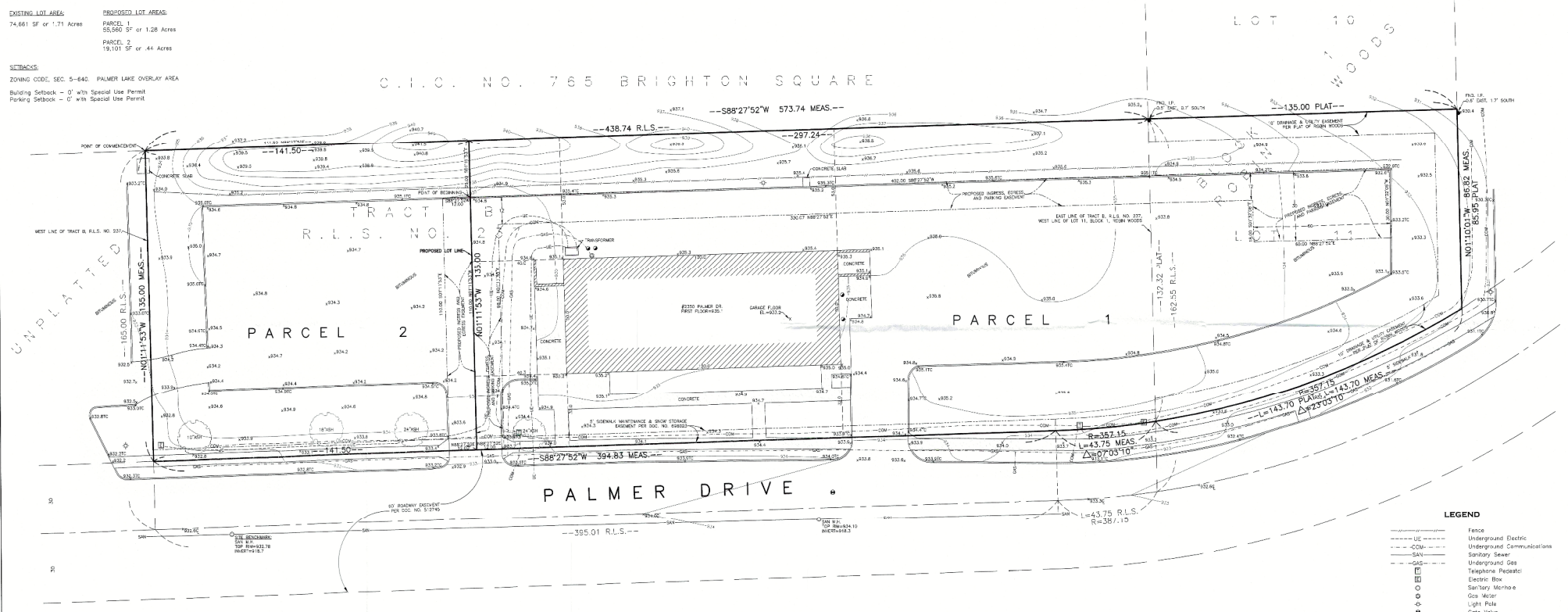
EXISTING PROPERTY DESCRIPTION:
Lot 11, Block 1, Robin Woods and Tract B, Registered Land Survey No. 237, Ramsey County, Minnesota.
Subject to assessments in record.

PROPOSED PROPERTY DESCRIPTIONS:
PARCEL 1
That part of Tract B, REGISTERED LAND SURVEY NO. 237, Ming East of the West 141.50 feet hereof, together with Lot 11, Block 1, ROBIN WOODS, subject to assessments, Ramsey County, Minnesota.

PARCEL 2
The West 141.50 feet of Tract B, REGISTERED LAND SURVEY NO. 237, subject to assessments, Ramsey County, Minnesota.

EXISTING LOT AREAS: PARCEL 1: 55,590 SF or 1.28 Acres
PARCEL 2: 19,101 SF or .44 Acres

SETBACKS:
ZONING CODE: SEC. 5-640. PALMER LAKE OVERLAY AREA.
Building Setback = 0' with Special Use Permit
Parking Setback = 0' with Special Use Permit



UNPLATTED

PROPOSED EGRESS, EGRESS AND PARKING EASEMENT

An easement for ingress, egress, and parking purposes over and across that part of Tract B Registered Land Survey Number 237, Ramsey County, Minnesota:

Commencing at the Northwest corner of Tract B; thence North 88 degrees 27 minutes 52 seconds East assumed bearing along the corner line of said tract B a distance of 141.50 feet; thence South 01 degree 11 minutes 53 seconds East a distance of 25.00 feet to the point of beginning; thence South 01 degree 11 minutes 52 degree 30 minutes West a distance of 110.00 feet to the north line of Palmer Drive per Doc. No. 312745; thence North 07 degree 11 minutes 52 seconds West a distance of 98.00 feet; thence North 88 degrees 27 minutes 52 degree 08 seconds East a distance of 330.07 feet; thence South 01 degree 11 minutes 52 degree 08 seconds East a distance of 18.00 feet; thence North 07 degree 11 minutes 52 degree 08 seconds West a distance of 30.00 feet; thence South 01 degree 11 minutes 52 seconds West a distance of 402.00 feet to the point of beginning.

EXISTING UTILITY EGRESS AND PARKING EASEMENT

An easement for ingress and egress purposes over and across the following that part of Tract B Registered Land Survey Number 237, Ramsey County, Minnesota:

Commencing at the Northwest corner of Tract B; thence North 88 degrees 27 minutes 52 seconds East assumed bearing along the corner line of said tract B a distance of 141.50 feet; thence South 01 degree 11 minutes 53 seconds East a distance of 25.00 feet to the point of beginning; thence South 88 degrees 27 minutes 52 seconds West a distance of 12.00 feet; thence South 01 degree 11 minutes 53 seconds East a distance of 110.00 feet to the north roadway easement line of Palmer Drive per Doc. No. 312745; thence North 88 degrees 27 minutes 52 seconds East along said roadway easement line a distance of 12.00 feet; thence North 01 degree 11 minutes 52 seconds East a distance of 12.00 feet; thence North 01 degree 11 minutes 52 seconds West a distance of 110.00 feet to the point of beginning.

JOB NO. 111-18A
BOOK/PAGE 149/66
SHEET 1 of 1

SCALE	DATE	REVISIONS	REMARKS
1" = 20'	7-19-2008		All Proposed Partials Exempts

SITE ADDRESS
459 Palmer Dr.
See Brighton, MN 55112

BENCHMARK
Top of Sanitary Manhole,
Elevation = 502.78.

I hereby certify that this survey, plan, 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.
W. BROWN LAND SURVEYING, INC.
Woodrow A. Brown, R.L.S., MN REG 15230
DATED: 07-11-2008

W. BROWN LAND SURVEYING, INC.
6030 CEDAR AVENUE SO., SUITE 228
BLOOMINGTON, MN 55425
MN: (652) 854-0395
FAX: (652) 854-2699
EMAIL: INFO@WBROWNSURVEYING.COM

LEGEND

- Fence
- UE Underground Electric
- UG Underground Communications
- SAN Sanitary Sewer
- GAS Underground Gas
- Telephone Pedestal
- Electric Box
- Sanitary Manhole
- Gas Meter
- Light Pole
- Gate Valve
- Guard Post
- Existing Elevation
- x900.00 Top of Curve Elevation
- Existing Corner
- Found Iron Monument
- Set Iron Monument
- Inverted R.L.S. 15230

0 20 40 80
SCALE IN FEET