



Doc No **T02649496**

Certified, filed and/or recorded on
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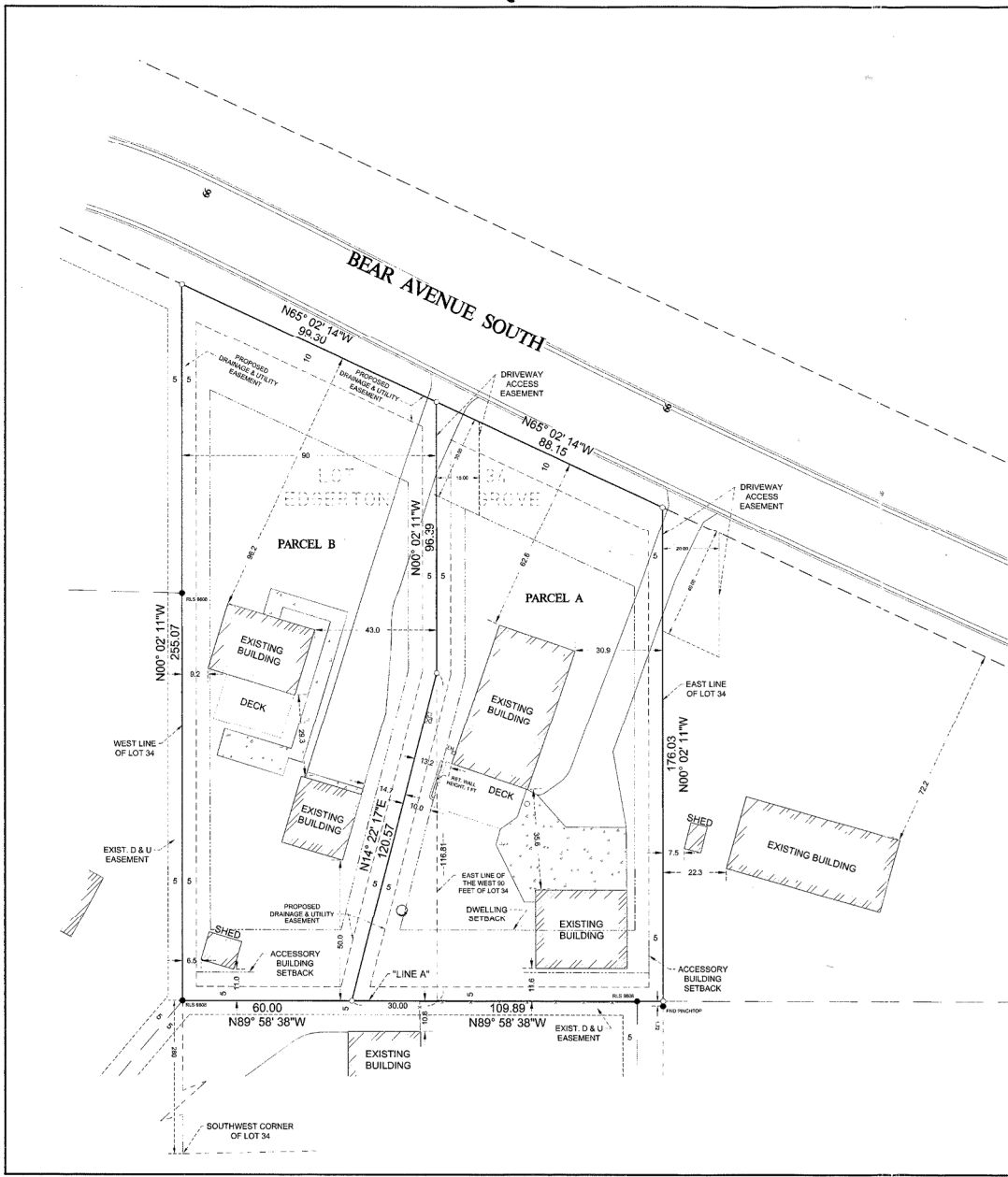
Office of the Registrar of Titles
Ramsey County, Minnesota
Tara J Bach, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 504

Pkg ID 1321829D

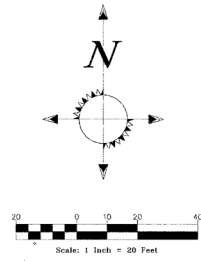
Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$20.00
<i>Document Total</i>	\$66.00

Existing Certs
236467, 556787



LEGEND

- Iron Monument Found
- Iron Monument Set
- ⊕ Electric Transformer
- ⊗ Electric Meter
- Fence



AREA CALCULATIONS

PARCEL A
 Existing: 0.36 acres
 Proposed: 0.40 acres

PARCEL B
 Existing: 0.48 acres
 Proposed: 0.44 acres

EXISTING PARCEL DESCRIPTIONS

PARCEL A
 That part of Lot 34, EDGERTON GROVE, Ramsey County, Minnesota, lying North of a line beginning on the West line of said Lot 34, 280 feet North of the Southwest corner of said Lot 34, thence East at right angles to the East line of said Lot 34 and lying East of the West 90 feet of said Lot 34.

PARCEL B
 The West ninety (90) feet of that part of Lot thirty-four (34), EDGERTON GROVE, Ramsey County, Minnesota, lying North of a line beginning on the West line of said Lot thirty-four (34), two hundred eighty (280) feet North of the Southwest corner of said Lot thirty-four (34); thence east at right angles to the East line of said Lot thirty-four (34); according to the plat thereof filed of record in the office of the Registrar of Titles within and for said County.

PROPOSED PARCEL DESCRIPTIONS

PARCEL A
 That part of Lot 34, lying North of a line beginning on the West line of said Lot 34, 280 feet North of the Southwest corner of said Lot 34, thence East at right angles to the East line of said Lot 34 and lying East of the West 90 feet of said Lot 34, AND that part of Lot 34, lying North of a line hereinafter to be referred to as "Line A", beginning on the West line of said Lot 34, 280 feet North of the Southwest corner of said Lot 34; thence East at right angles a distance of 60.00 feet to the point of beginning of that part to be described; thence N14° 22' 17"E a distance of 120.57 feet to the East line of the West 90 feet of said Lot 34; thence southerly along the East line of the West 90 feet of Lot 34 a distance of 116.81 feet to "Line A" a distant 30.00 feet easterly from the point of beginning; thence 30.00 feet westerly along "Line A" to the point of beginning, all in EDGERTON GROVE, Ramsey County, Minnesota.

PARCEL B
 The West 90 feet of that part of Lot 34, lying North of a line beginning on the West line of said Lot 34, 280 feet North of the Southwest corner of said Lot 34; thence east at right angles to the East line of said Lot 34, EXCEPT that that part of Lot 34, lying North of a line hereinafter to be referred to as "Line A", beginning on the West line of said Lot 34, 280 feet North of the Southwest corner of said Lot 34; thence East at right angles a distance of 60.00 feet to the point of beginning of that part to be described; thence N14° 22' 17"E a distance of 120.57 feet to the East line of the West 90 feet of said Lot 34; thence southerly along the East line of the West 90 feet of Lot 34 a distance of 116.81 feet to "Line A" a distant 30.00 feet easterly from the point of beginning; thence 30.00 feet westerly along "Line A" to the point of beginning, all in EDGERTON GROVE, Ramsey County, Minnesota.

140 Acadia St, Suite 250 Saint Paul, MN 55106 Phone: 651-766-0112 Fax: 651-776-0088 E-mail: info@mpass.com	
I hereby certify that this survey, map or plat 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. Date: 4/2/19 U.S. No. 2295	
BEYOND DATE:	OWNER Derek & Sarah Johnson 512 Bear Avenue South Vadnais Heights, MN
LOT LINE ADJUSTMENT MPK PROJECT # 5052.001 DATE 4/2/19 SHEET # 1	JOHNSON Vadnais Heights, MN