



Doc No **T02652371**

Certified, filed and/or recorded on
Nov 13, 2019 8:29 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Tara J Bach, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 408

Pkg ID 1326905E

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

Existing Certs

631269, 631270

LEGAL DESCRIPTION:

Lot 22, Lot 23, the east 27 feet of Lot 24 and that part of Lot 21 lying westerly of the the east 29 feet of said Lot 21 all in Block 10, SCENIC HILLS NO. 2, Ramsey County, Minnesota.

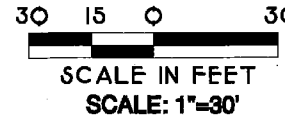
PROPOSED LEGAL DESCRIPTIONS:

Parcel A:

The east 27 feet of Lot 24 and that part of Lot 23 lying westerly of the east 6.25 feet of said Lot 23, all in Block 10, SCENIC HILLS NO. 2, Ramsey County, Minnesota.

Parcel B:

Lot 22, the east 6.25 feet of Lot 23 and that part of Lot 21 lying westerly of the east 29 feet of said Lot 21, all in Block 10, SCENIC HILLS NO. 2, Ramsey County, Minnesota.



GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Existing site Area = 23018 square feet = 0.528 acres.
Proposed parcel areas:
Site Area Parcel A = 10876 square feet = 0.250 acres.
Site Area Parcel B = 12142 square feet = 0.279 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

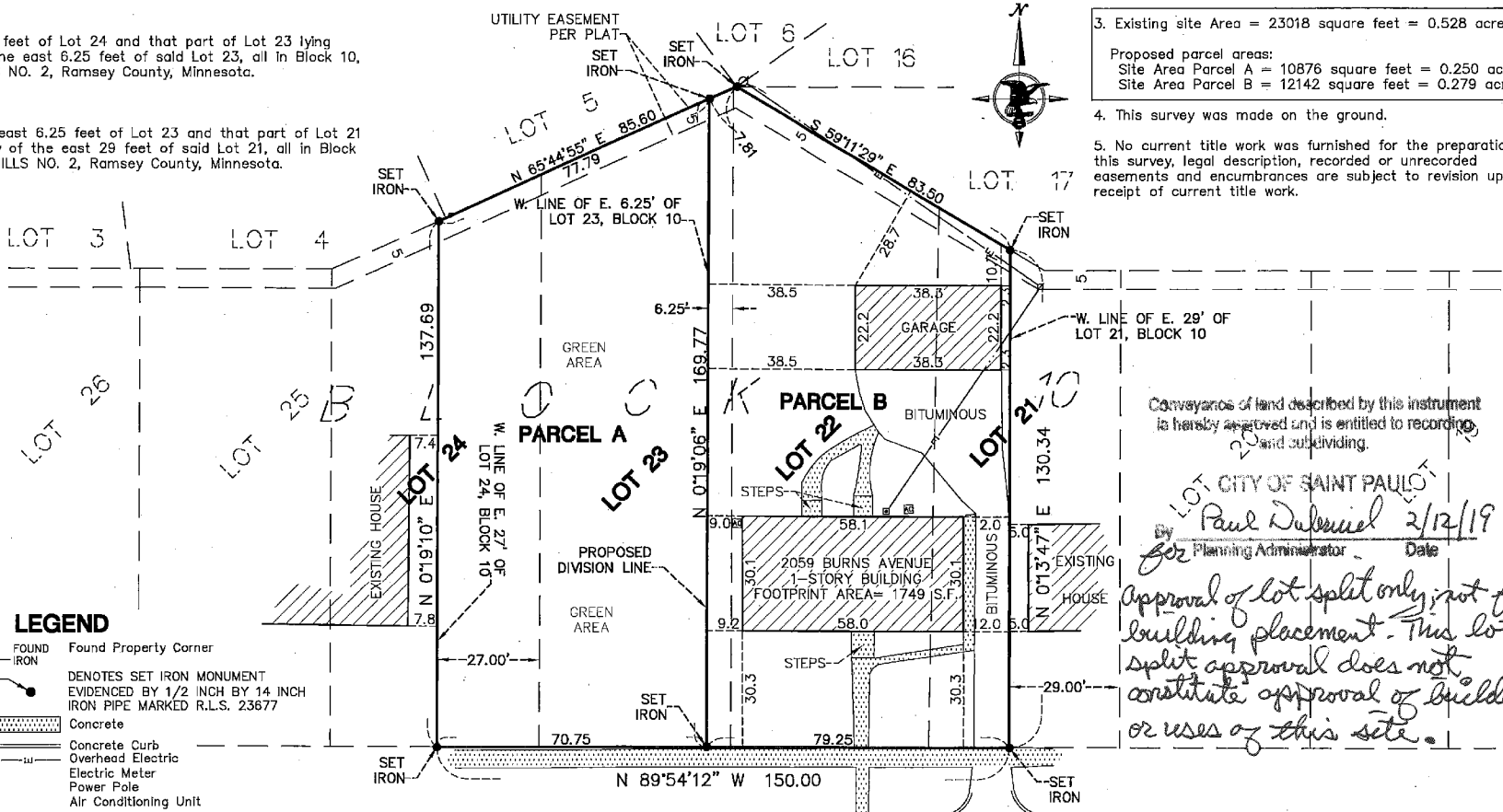
HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com



MINOR SUBDIVISION SURVEY

for:
ARCHER PROPERTIES
SITE: 2059 BURNS AVENUE
ST. PAUL, MINNESOTA

Page	52	Book	656	CAD Title	TH
File No.	1-3-9915M	Block Number	2018387	Sheet No.	1 OF 1



Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.
CITY OF SAINT PAUL
By: *Paul Dubuc* 2/12/19
for Planning Administrator Date
Approval of lot split only, not for building placement. This lot split approval does not constitute approval of buildings or uses of this site.

LEGEND

	FOUND IRON	Found Property Corner
	SET IRON	DENOTES SET IRON MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677
		Concrete
		Concrete Curb
		Overhead Electric
		Electric Meter
		Power Pole
		Air Conditioning Unit

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 Registered Land Surveyor under the laws of the State of Minnesota.
Date: OCTOBER 23, 2018
Thomas E. Hodorff
Thomas E. Hodorff
Minn. Reg. No. 23677

RECEIVED
JAN 14 2019
BY: _____

BURNS AVENUE