



Doc No **T02654446**

Certified, filed and/or recorded on  
Nov 27, 2019 8:00 AM

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

**Existing Certs**

626267, 626268

CERTIFICATE OF SURVEY

(FORMERLY STATE TRUNK HIGHWAY NO. 12-108)  
INTERSTATE H W Y 94

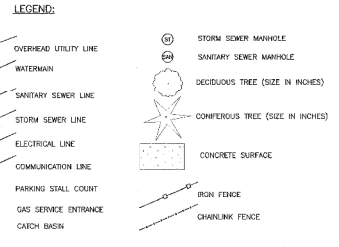
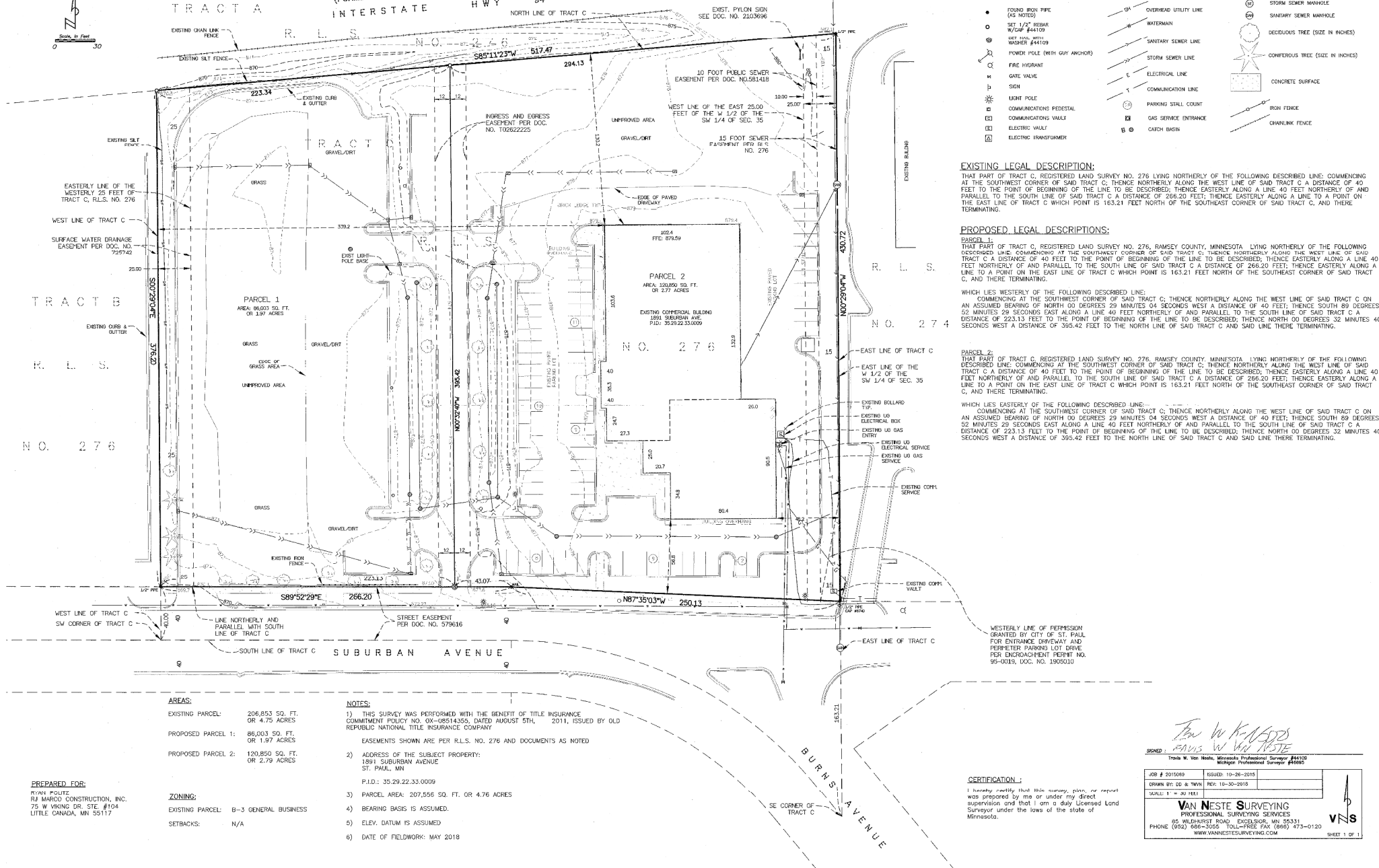
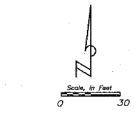
TRACT A

TRACT B

TRACT C

PARCEL 1

PARCEL 2



**EXISTING LEGAL DESCRIPTION:**  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C, AND THERE TERMINATING.

**PROPOSED LEGAL DESCRIPTIONS:**  
**PARCEL 1**  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276, RAMSEY COUNTY, MINNESOTA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C, AND THERE TERMINATING.

WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 40 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 29 SECONDS EAST ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 395.42 FEET TO THE NORTH LINE OF SAID TRACT C AND SAID LINE THERE TERMINATING.

**PARCEL 2:**  
THAT PART OF TRACT C, REGISTERED LAND SURVEY NO. 276, RAMSEY COUNTY, MINNESOTA LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE EASTERLY ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 266.20 FEET; THENCE EASTERLY ALONG A LINE TO A POINT ON THE EAST LINE OF TRACT C WHICH POINT IS 163.21 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT C, AND THERE TERMINATING.

WHICH LIES EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE NORTHERLY ALONG THE WEST LINE OF SAID TRACT C ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 04 SECONDS WEST A DISTANCE OF 40 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 29 SECONDS EAST ALONG A LINE 40 FEET NORTHERLY OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT C A DISTANCE OF 223.13 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST A DISTANCE OF 395.42 FEET TO THE NORTH LINE OF SAID TRACT C AND SAID LINE THERE TERMINATING.

**AREAS:**  
EXISTING PARCEL: 206,853 SQ. FT. OR 4.75 ACRES  
PROPOSED PARCEL 1: 86,003 SQ. FT. OR 1.97 ACRES  
PROPOSED PARCEL 2: 120,850 SQ. FT. OR 2.79 ACRES

- NOTES:**
- 1) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE INSURANCE COMMITMENT POLICY NO. 0X-08514355, DATED AUGUST 5TH, 2011, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
  - 2) ADDRESS OF THE SUBJECT PROPERTY: 1891 SUBURBAN AVENUE ST. PAUL, MN P.I.D.: 35.29.22.33.0009
  - 3) PARCEL AREA: 207,556 SQ. FT. OR 4.76 ACRES
  - 4) BEARING BASIS IS ASSUMED.
  - 5) ELEV. DATUM IS ASSUMED
  - 6) DATE OF FIELDWORK: MAY 2018

**PREPARED FOR:**  
RJ MARCO CONSTRUCTION, INC.  
75 W KING DR, STE #104  
LITTLE CANADA, MN 55117

**ZONING:**  
EXISTING PARCEL: B-3 GENERAL BUSINESS  
SETBACKS: N/A

**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.

*Tom W. Van NESTE*  
Surveyor

ISSUED: 10-26-2015  
JOB # 2015089  
DRAWN BY: G. A. TRON  
SCALE: 1" = 30' (SEE)

**VAN NESTE SURVEYING**  
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MINN. PROF. SURV. #45882

