



Doc No **T02675120**

Certified, filed and/or recorded on  
Sep 16, 2020 1:02 PM

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

Deputy 406

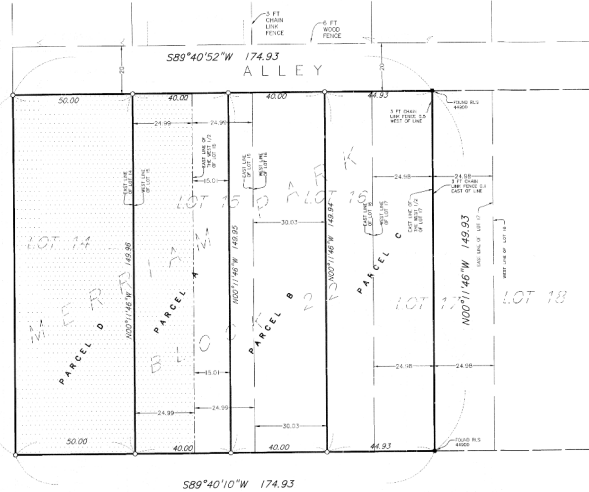
Pkg ID 1385387M

Document Recording Fee Torrens	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

**Existing Certs**

623798

HOWELL ST N  
N00°11'46"W 149.97



IGLEHART AVE

HOWELL ST N

PURPOSE OF THIS SURVEY  
IS FOR A LOT SPLIT

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Warranty Deed Doc. No. 1653195, Affidavit of Identity and Survivorship Doc. No. 2604621, and Certificate of Title 76285)  
 Lot 14, Block 22 Merriam Park Per Certificate of Title 76285 (Torrans)  
 and  
 The West half of Lot 15, Block 22, Merriam Park Per Certificate of Title 76285 (Torrans)  
 and  
 East 1/2 of Lot 16, all of Lot 18 and West 1/2 of Lot 17, Block 22, Merriam Park, Ramsey County, Minnesota, according to the recorded plat thereof. Per Doc. No. 1653195 (Abstract)  
 Note: Per Document Numbers 2604620, 2604621, 2604622, and 2604623 the West 10 feet of the East 1/2 of Lot 15 (Abstract) was added to parcel described in Certificate of Title No. 76285

**PROPOSED DESCRIPTION OF PARCEL A**

The west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.  
 (Torrans Property)  
 AKA:  
 The west 15.01 feet of the east half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.  
 (Abstract Property)

**PROPOSED DESCRIPTION OF PARCEL B**

That part of the west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 15.01 feet of east half of said Lot 15 and the east 30.03 feet of Lot 16 and Block 22.  
 (Abstract Property)

**PROPOSED DESCRIPTION OF PARCEL C**

That part of Lot 16, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 30.03 feet of said Lot 16 and the west half of Lot 17, and Block 22.  
 (Abstract Property)

**PROPOSED DESCRIPTION OF PARCEL D**

Lot 14, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.  
 (Torrans Property)

**AREAS**

- Parcel A = 5,998 square feet or 0.136 acres
- Parcel B = 3,998 square feet or 0.136 acres
- Parcel C = 6,736 square feet or 0.155 acres
- Parcel D = 7,498 square feet or 0.172 acres
- Alley = 765.32 square feet or 0.002 acres

**GENERAL NOTE**

- Survey coordinate basis, Ramsey County System (North American Datum of 1983 Coordinates, first adjustment December 17, 1991)

**UTILITY NOTES**

- Utility information from plans and markings was combined with observed evidence of utilities to create a view of the underground utilities shown herein. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, "Sign" State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are known as marked onsite by those utility companies whose locators responded to our Geopac State One Call, ticket numbers 173191788 and 173191795.
- Contact GEOPAC STATE ONE CALL at 651-454-0002 (800-252-1666) for precise onsite location of utilities prior to any excavation.

Demolition of these structures to be completed by 12/24/18  
 Paul N. Johnson  
 Surveyor  
 Approval of lot split only. Not for building placement. This lot split approval does not constitute approval of buildings or uses of the site.

**LEGEND**

- Denotes 1/2" iron monument set marked with P.L.S. No. 44930
- Denotes found iron monument
- BE Denotes building entrance
- BEEL Denotes beaverfall curb
- CB Denotes catch basin
- CEP Denotes clothesline pole
- CS Denotes curb stop
- EM Denotes electric meter
- G Denotes gutter
- GM Denotes gas meter
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LF Denotes light pole
- OD Denotes overhead door
- Q-D Denotes overhead communication line
- Q-E Denotes overhead electric line
- PF Denotes per gas
- PP Denotes power pole
- PPH Denotes power pole with underground utility
- RCP Denotes reinforced concrete pipe
- RD Denotes road ditch
- SAH Denotes sanitary manhole
- SAH S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- SWB Denotes storm wall base
- SW Denotes storm wall top
- TC Denotes top of concrete curb
- W Denotes water line
- WV Denotes water valve
- WW Denotes whistole well
- BAS Denotes Basewood tree
- CATA Denotes Catalpa tree
- CRAB Denotes Crabapple tree
- HACK Denotes Hackberry tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- SFR Denotes Spruce tree
- TR Denotes deciduous tree
- Denotes Torrans Property

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.

Dated this 25th day of July, 2018

SUNDE LAND SURVEYING, L.L.C.  
 Area - Carlson, MN Minn. Lic. No. 44900  
 By: *Alan O'Flaherty*  
 Surveyor

Revised Per City Comments	KJK	06/25/2023
Revised Errors & Description	KJK	06/19/2020
City locate strip 3	KJK	03/20/2019
Updated to current site conditions	KJK	01/29/2018
Discussion	BY	05/11/2018

CERTIFICATE OF SURVEY FOR:  
**1905 IGLEHART LLC**  
 1905, 1911 IGLEHART AVENUE  
 ST. PAUL, MINNESOTA

**SUNDE LAND SURVEYING**  
 900 East Broadway Avenue • Suite 108  
 Minneapolis, Minnesota 55415 • Tel: 612-461-1200 (Fax: 612-461-4736)  
 www.sunde.com

Project: 2017-024-A Survey: 07/02/18 Date: 07/26/18  
 Township: 22 Range: 22 Section: 33 Sheet: 1 of 1  
 File: 2017024A0202.sxd Date: 07/26/18

