



Doc No **T02690998**

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Feb 19, 2021 2:49 PM

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

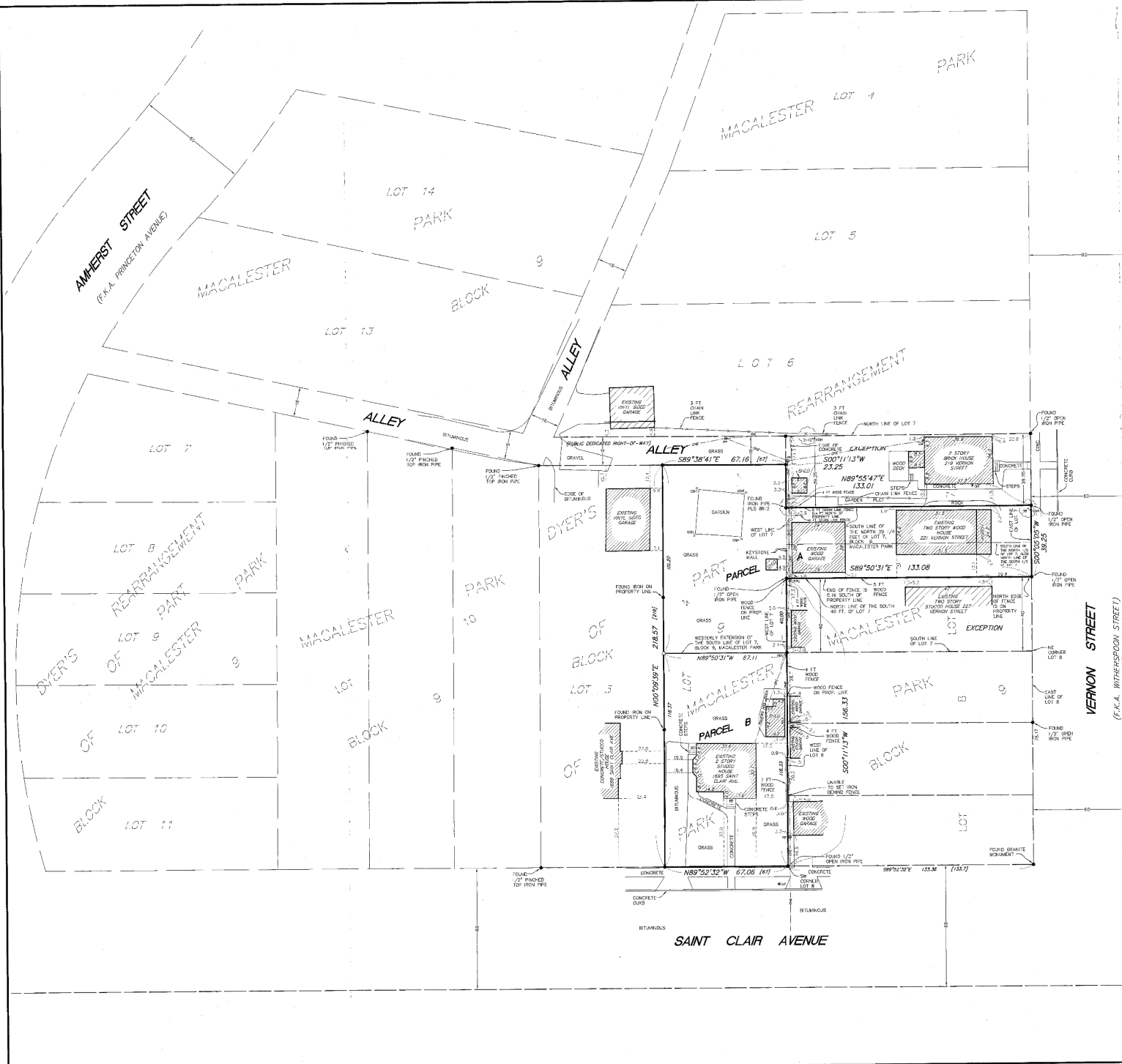
Deputy 309

Pkg ID 1425647M

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

Existing Certs

589662



DESCRIPTION OF PROPERTY SURVEYED
(Per Certificate of Title No. 589662)

Lot 4, Block 9, Dyer's Rearrangement of part of Macalester Park.

AND

(Per Plat Claim Deed Doc. No. 2264468)

The South one-half (1/2) of Lot Seven (7), Block Nine (9), except the Southerly Forty Feet (40) thereof, and the North one-half (1/2) of Lot Seven (7), Block Nine (9), except the Northerly Thirty-nine and one-fourth (39 1/4) feet thereof, Macalester Park Addition, Ramsey County.

Ramsey County, Minnesota

PLAT RECORDING INFORMATION

The plat of MACALESTER PARK was Deed of record on November 6, 1883. The plat of DYER'S REARRANGEMENT OF PART OF MACALESTER PARK was filed of record on August 31, 1888.

[] Bearings and/or dimensions listed within brackets are per plat or record documents.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, encroachments, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

PROPOSED ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

The part of Lot 4, Block 9, DYER'S REARRANGEMENT OF PART OF MACALESTER PARK, lying northerly of the westerly extension of the south line of Lot 7, Block 9, Macalester Park, all according to the recorded plats thereof, Ramsey County, Minnesota.

AND

The South one-half (1/2) of Lot Seven (7), Block Nine (9), except the Southerly Forty Feet (40) thereof, and the North one-half (1/2) of Lot Seven (7), Block Nine (9), except the Northerly Thirty-nine and one-fourth (39 1/4) feet thereof, Macalester Park Addition, Ramsey County.

Ramsey County, Minnesota

PROPOSED ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

The part of Lot 4, Block 9, DYER'S REARRANGEMENT OF PART OF MACALESTER PARK, lying northerly of the westerly extension of the south line of Lot 7, Block 9, MACALESTER PARK, all according to the recorded plats thereof, Ramsey County, Minnesota.

- GENERAL NOTE**
- 1.) Survey coordinates and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- ZONING NOTE**
- 1.) Zoning information obtained from the City of St. Paul web site on May 21, 2020.
- R3 One-Family Residential
- AREAS**
- Parcel A located within Lot 4 = 6,804 square feet or 0.157 acres
Parcel of Parcel A located within Lot 7 = 5,187 square feet or 0.119 acres
Gross of Parcel A = 12,041 square feet or 0.276 acres
Parcel B = 7,805 square feet or 0.179 acres

- LEGEND**
- Denotes 1/2 inch by 1/4 inch iron monument set marked with P.L.S. No. 44900
 - Denotes 3/4 inch iron monument marked with P.L.S. No. 10480, unless otherwise noted
 - SE Denotes building entrance
 - EW Denotes electric meter
 - GM Denotes gas meter
 - GW Denotes gas valve
 - LP Denotes light pole
 - OSE Denotes overhead electric line
 - OSH Denotes overhead sprinkler head
 - PP Denotes power pole
 - PPU Denotes power pole with underground utilities

Consent of land affected by this instrument is hereby acknowledged and is attested to recording enclosures.

CITY OF SAINT PAUL
By: *Debra J. Daniel* 1-27-21
Deputy City Clerk

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

I hereby certify that this survey, plat, 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 21st day of May, 2020

SUNDE LAND SURVEYING, LLC
By: *John J. Conroy*
John J. Conroy, P.L.S. Minn. Lic. No. 44900

RECEIVED
DEC 23 2021

Scale: 1" = 20 FEET

| | | |
|---|-----|------------|
| Per comments | SMT | 12/21/2020 |
| Administrative Subdivision | SMT | 05/21/2020 |
| Additional shots north of property line | SPT | 09/29/2019 |
| Per | BY | 05/21/2020 |

Drawing Title: **CERTIFICATE OF SURVEY FOR JERALD M. BARNARD**
1892 Saint Clair Street
Saint Paul, MN

SUNDE LAND SURVEYING
7700 East Hennepin Avenue, (280) 542-1919
Eden Prairie, Minnesota 55425-4432
800-831-1400 (Toll Free) 612-888-9915
www.sunde.com

Project: 2019-1784-01 8/27/19/01 Rev 862/201
Township: 28 North 01 Section: 4
Date: 2021/05/20/2021
Sheet: 1 of 1