



Doc No **T02695222**

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

Deputy 408

Pkg ID 1436405M

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

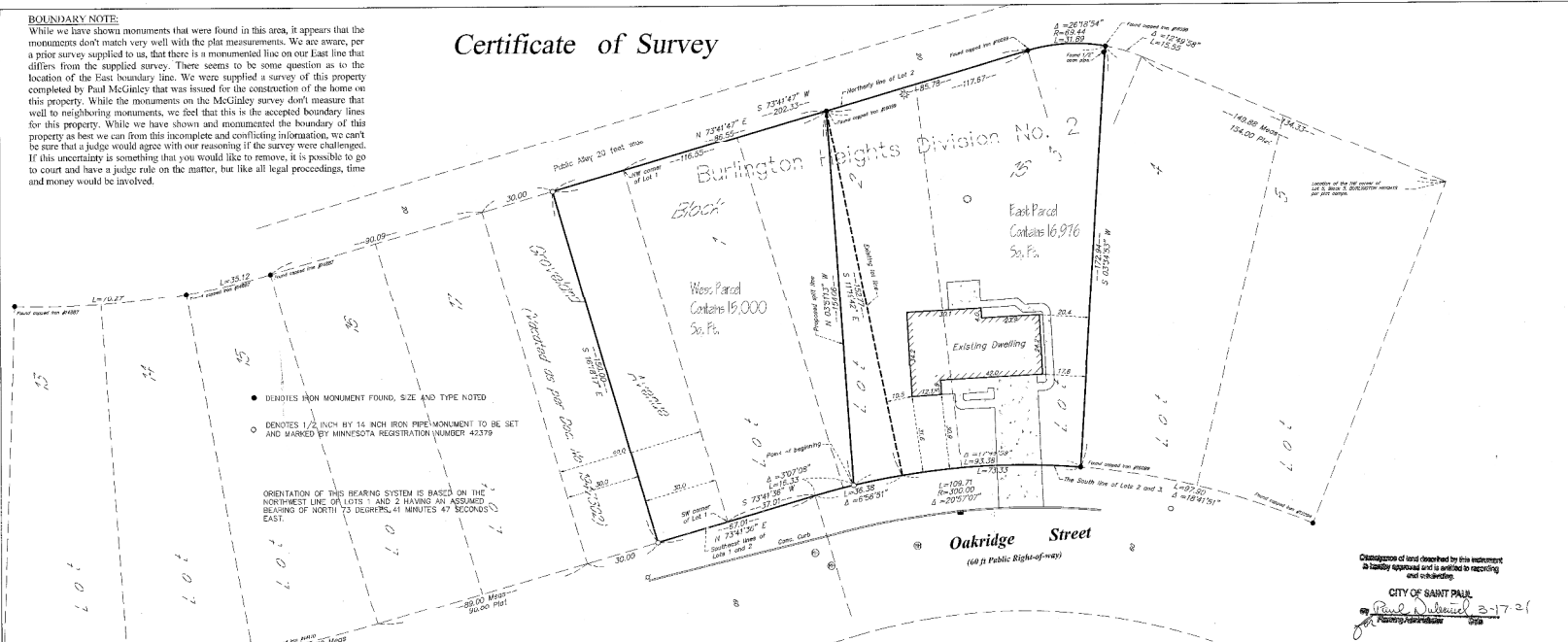
**Existing Certs**

533460

**BOUNDARY NOTE:**

While we have shown monuments that were found in this area, it appears that the monuments don't match very well with the plat measurements. We are aware, per a prior survey supplied to us, that there is a monumented line on our East line that differs from the supplied survey. There seems to be some question as to the location of the East boundary line. We were supplied a survey of this property completed by Paul McKinley that was issued for the construction of the home on this property. While the monuments on the McKinley survey don't measure that well to neighboring monuments, we feel that this is the accepted boundary lines for this property. While we have shown and monumented the boundary of this property as best we can from this incomplete and conflicting information, we can't be sure that a judge would agree with our reasoning if the survey were challenged. If this uncertainty is something that you would like to remove, it is possible to go to court and have a judge rule on the matter, but like all legal proceedings, time and money would be involved.

# Certificate of Survey



• DENOTES IRON MONUMENT FOUND, SIZE AND TYPE NOTED  
 ○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT TO BE SET AND MARKED BY MINNESOTA REGISTRATION NUMBER 42379  
 ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE NORTHWEST LINE OF LOTS 1 AND 2 HAVING AN ASSUMED BEARING OF NORTH 73 DEGREES 41 MINUTES 47 SECONDS EAST.

Designated of and approved by this instrument to be approved and is subject to recording and recording.  
**CITY OF SAINT PAUL**  
 Paul Dubuc  
 Mayor

**PROPOSED LEGAL DESCRIPTION WEST PARCEL:**  
 That part of Lots 1 and 2, Block 16, and the northeasterly half of vacated Groveland Avenue, as per Doc. No. 1947302, adjacent to said Lot 1, all in Burlington Heights, Division No. 2, Ramsey County, Minnesota, lying Westerly of the following described line: Commencing at the southwest corner of said Lot 1; thence on an assumed bearing of North 73 degrees 41 minutes 36 seconds East, along the southeast lines of said Lots 1 and 2, a distance of 37.01 feet; thence northeasterly along a tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 3 degrees 07 minutes 08 seconds, a distance of 16.33 feet to the point of beginning of the line to be described; thence North 03 degrees 51 minutes 13 seconds West, a distance of 154.06 feet to a point on the northerly line of said Lot 2, said point being 86.55 feet northeast from the northwest corner of said Lot 1, and there terminating.

**PROPOSED LEGAL DESCRIPTION EAST PARCEL:**  
 That part of Lots 2 and 3, Block 16, Burlington Heights, Division No. 2, Ramsey County, Minnesota, lying Easterly of the following described line: Commencing at the southwest corner of Lot 1, in said Burlington Heights, Division No. 2; thence on an assumed bearing of North 73 degrees 41 minutes 36 seconds East, along the southeast lines of said Lots 1 and 2, a distance of 37.01 feet; thence northeasterly along a tangential curve concave to the southeast, having a radius of 300.00 feet, a central angle of 3 degrees 07 minutes 08 seconds, a distance of 16.33 feet to the point of beginning of the line to be described; thence North 03 degrees 51 minutes 13 seconds West, a distance of 154.06 feet to a point on the northerly line of said Lot 2, said point being 86.55 feet northeast from the northwest corner of said Lot 1, and there terminating.

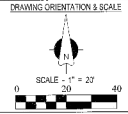
**EXISTING LEGAL DESCRIPTION:**  
 Lots 1, 2 and 3, Block 16, Burlington Heights Division No. 2.  
 Per Torrens Certificate Number 533460

- SCOPE OF WORK & LIMITATIONS:**
- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
  - Showing the location of observed existing improvements are deemed necessary for the survey.
  - Setting survey markers or verifying existing survey markers to establish the corners of the property.
  - This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
  - We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
  - Note that all building dimensions and building dimensions to the property lines, are taken from the siding and or stucco of the building.

**LEGEND**

○	IRON NAIL
○	600 METERS
○	PIPE MONUMENT
○	WOOD NAIL
○	MONUMENT
○	TELEPHONE POLE
○	ELECTRICAL TRANSFORMER
○	WELL
○	DATA VALUE
○	WOOD NAIL
○	WELL
○	PIPE LINE
○	SEWER MAIN LINE
○	WATER MAIN
○	600 METERS
○	STEEL SHEET PILING
○	CONCRETE SURFACE

DATE	REVISION DESCRIPTION
2/8/21	REVISIONS PER CITY REQUEST
2/16/21	MORE REVISIONS PER CITY REQUEST
2/23/21	MORE REVISIONS PER CITY REQUEST



**CLIENT NAME / JOB ADDRESS**

**GRANT CONKLIN**  
 2117 OAKRIDGE STREET  
 ST. PAUL, MN

**Advance**  
 Surveying & Engineering, Co.  
 17917 Highway 7  
 Minneapolis, Minnesota 55438  
 Phone (612) 474-7864  
 Web www.advance.com

I HEREBY CERTIFY THAT THE PLAT, SURVEY OR SURVEY WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS W. BROWN  
 # 42379  
 LICENSE NO.  
 SEPTEMBER 17, 2020  
 DATE

**DATE SURVEYED:** SEPTEMBER 6, 2020

**DATE DRAFTED:** SEPTEMBER 16, 2020

**SHEET TITLE**  
 EXISTING CONDITIONS SURVEY

**DRAWING NUMBER**  
 201395 TB  
 REV 2 - 19

**SHEET SIZE** 22 X 34

**SHEET NO.** S1

SHEET 1 OF 1