



Doc No **T02701758**

Certified, filed and/or recorded on  
Jun 3, 2021 3:15 PM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Uecker, Registrar of Titles  
Heather L. Bestler, County Auditor and Treasurer

Deputy 501

Pkg ID 1450602M

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

**Existing Certs**

527648, 594709

# CERTIFICATE OF SURVEY

IDAHO AVENUE EAST (60 FT WIDE RIGHT-OF-WAY)

(56 PLAT) S89°51'22"E 57.19 MEAS  
(50 PLAT) S89°51'22"E 51.28 MEAS

*approval of adjustment of common boundary only. Not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.*

Survey Made For:  
Mr. Bill Greene  
1380 Idaho Avenue East  
Saint Paul, MN 55106

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

**RECEIVED**  
JUN 11 2020  
BY: \_\_\_\_\_

CITY OF SAINT PAUL

BY: *Paul Dubrion* 6-24-20  
for Planning Administrator Date

MAYFIELD'S SUBDIVISION

Address: 1380 Idaho Avenue East, St. Paul, MN 55106

Current Legal Description: (Certificate of Title No. 527648)

Lot 2, the East 15.20 feet Lot 3, and that part of Lot 28 lying East of the East line of Lot 3 extended southerly, and the South one-half of the vacated alley adjoining Lot 28 which lies East of the East line of Lot 3 extended Southerly, all in Block 37, Mayfield's Subdivision of Lots 37 and 38, Pioneer Real Estate and Building Society's Subdivision.

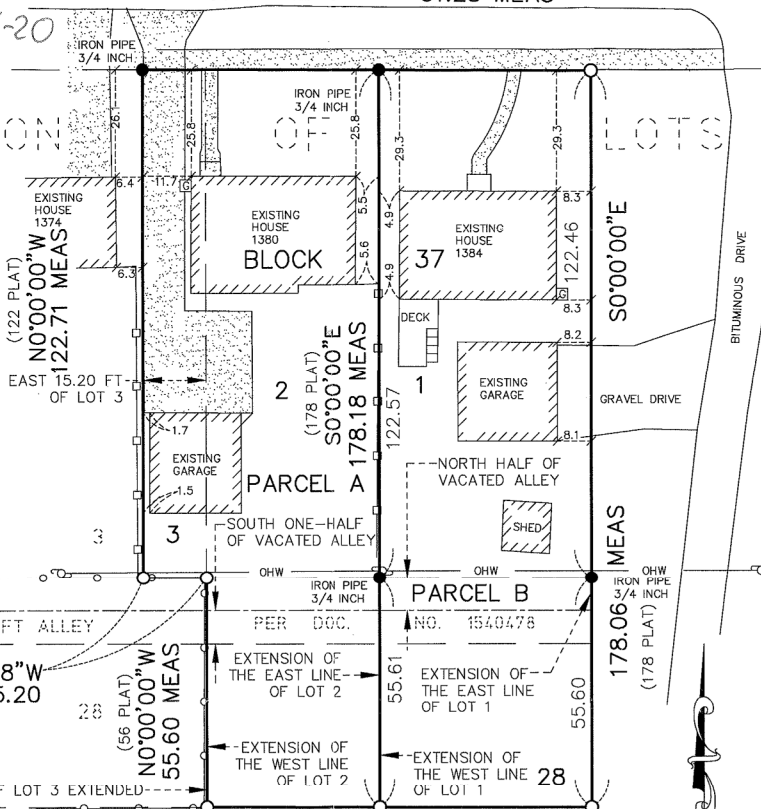
Vacates alley adjoining above property. Covers Lot 2 of above property

Subject to terms and conditions of Chapter 130 of the St. Paul Legislative Code, as amended, as to the vacated alley as set forth in document no. 1540478.

Proposed Legal Description Parcel A:

Lot 2 and the adjoining North Half of the vacated alley, the East 15.20 feet of Lot 3, that part of Lot 28 and the adjoining South Half of vacated alley lying between the east and west lines of said Lot 2 extended Southerly, Block 37, Mayfield's Subdivision of Lots 37 and 38, Pioneer Real Estate and Building Society's Subdivision.

PIONEER REAL ESTATE



37-38

Address: 1384 Idaho Avenue East, St. Paul, MN 55106

Current Legal Description:  
(Certificate of Title No. 594709)

Lot 1, Block 37, Mayfield's Subdivision of Lots 37 and 38, Pioneer Real Estate and Building Society's Subdivision, together with the North half of alley, vacated, lying between the extension across said alley of the East and West lines of said Lot 1.

Proposed Legal Description Parcel B:

Lot 1 and the adjoining North Half of the vacated alley, that part of Lot 28 and the adjoining South Half of vacated alley lying East of the southerly extension of west line of said Lot 1, Block 37, Mayfield's Subdivision of Lots 37 and 38, Pioneer Real Estate and Building Society's Subdivision.

AND BUILDING

**NOTES:**

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted, to be set after Lot Split approval.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊗ Denotes Water Valve
- Denotes Plastic Fence
- Denotes Chain Link Fence
- OHW— Denotes Overhead Utility Wires
- ⊕ Denotes Gas Pole
- ⊕ Denotes Gas Meter
- ⊕ Denotes Electric Meter
- ▒ Denotes Concrete Surface

BASIS OF BEARINGS: Ramsey County Coordinates  
LAKE & LAND SURVEYING. JOB NO. 2020.106 RP

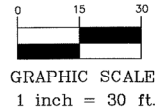
N89°59'18"W 15.20  
N0°00'00"W 55.60 MEAS  
N89°59'18"W 41.99  
N89°59'18"W 51.28  
EAST LINE OF LOT 3 EXTENDED  
VACATED 16 FT ALLEY  
PER DOC. NO. 1540478  
EXTENSION OF THE EAST LINE OF LOT 2  
EXTENSION OF THE WEST LINE OF LOT 2  
EXTENSION OF THE EAST LINE OF LOT 1  
EXTENSION OF THE WEST LINE OF LOT 1  
SOUTH ONE-HALF OF VACATED ALLEY  
NORTH HALF OF VACATED ALLEY  
SHED  
GRAVEL DRIVE  
BITUMINOUS DRIVE  
ETNA STREET (60 FT WIDE RIGHT-OF-WAY)

SOCIETY'S

SUBDIVISION

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375  
Mendota Heights, Minnesota 55120  
Phone: 651-776-6211



I 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.

*Jonathan L. Faraci*  
Jonathan L. Faraci  
Registered Land Surveyor & Registered Engineer  
Minnesota Registration No. 16464

Revised June 11, 2020  
May 13, 2020