

Doc No T02704266

Certified, filed and/or recorded on Jun 28, 2021 4:02 PM

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

Deputy 309 Pkg ID 1458327M

Document Recording Fee Torrens \$46.00

Memorial Entry - Additional Certificates \$20.00 **Document Total** \$66.00

**Existing Certs** 531462, 571655

### EXISTING LEGAL DESCRIPTION - 2001 NORFOLK AVE:

The East ½ of Lot 18 and all of Lot 19, Block 2, Edgwood, Ramsey County, Minnesota.

# EXISTING LEGAL DESCRIPTION - 1385 KENNETH ST:

The South 11 feet of Lot 21 and all of Lot 20, Block 2, Edgwood, Ramsey County, Minnesota.

## PROPOSED LEGAL DESCRIPTION - 2001 NORFOLK AVE:

The East ½ of Lot 18 and all of Lot 19, Block 2, Edgwood, Ramsey County, Minnesota, EXCEPT, the North 62.6 feet thereof.

## PROPOSED LEGAL DESCRIPTION - 1385 KENNETH ST:

The South 11 feet of Lot 21 and all of Lot 20, Block 2, Edgwood, AND, the North 62.6 feet of the East 1 of Lot 18 and Lot 19, Block 2, Edgwood, Ramsey County, Minnesota,

## 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 we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.

- 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 43503

(100.0) DENOTES DISTANCE PER THE PLAT OF EDGEWOOD

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WEST RIGHT-OF-WAY LINE OF KENNETH ST. HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 07 MINUTES 34 SECONDS WEST.

Conveyence of lend dearried by this incommant to heraby exproved and is entitled to recording and කණිණිනීමෙන

By Paul Wubruiel 8-25-20
Box Pleaning Administrator Basis

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.

