



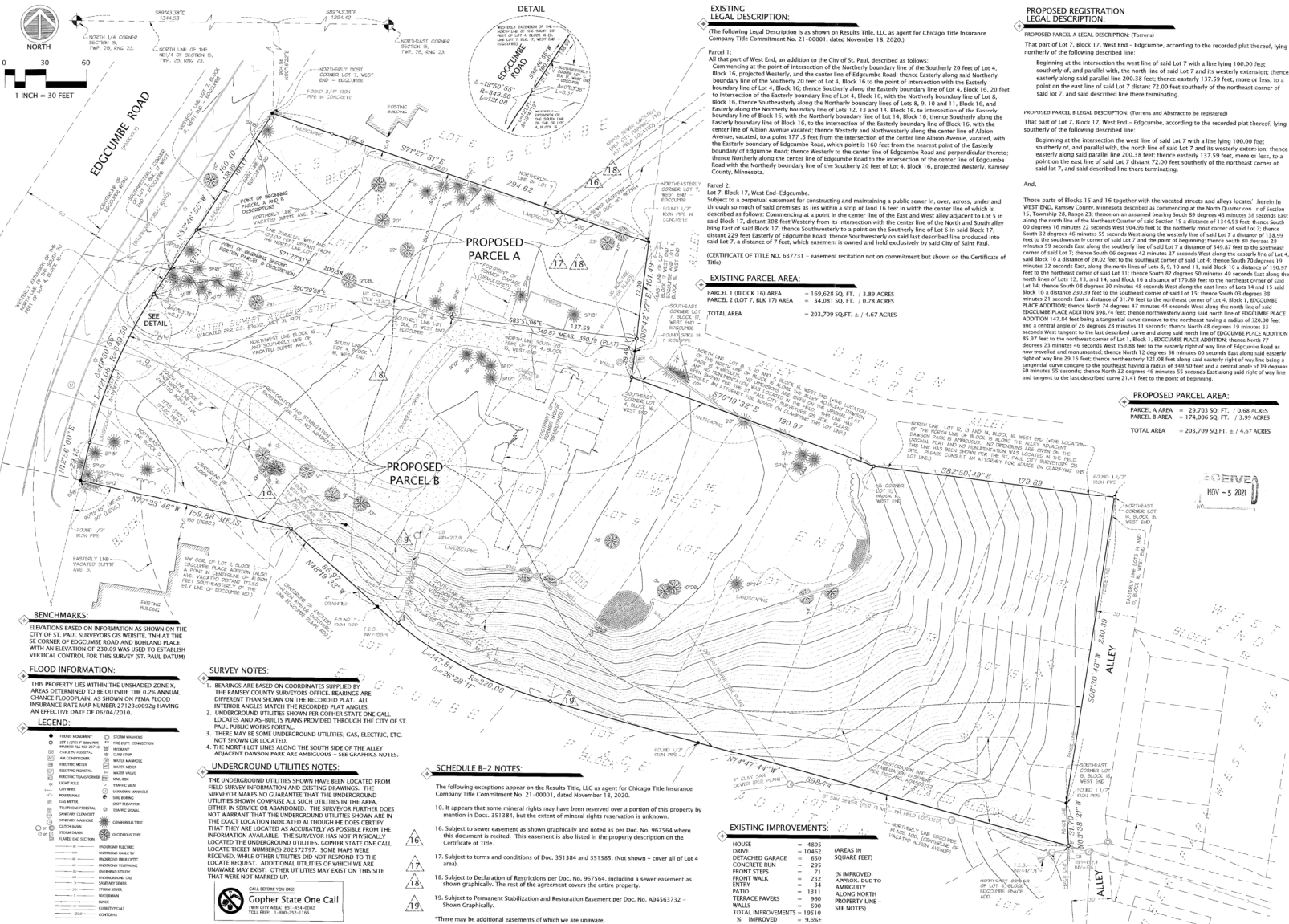
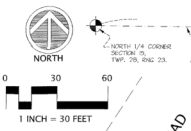
Doc No T02729527

Certified, filed and/or recorded on
Apr 11, 2022 9:31 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Jecker, Registrar of Titles
Heather L. Bestler, County Auditor and Treasurer
Deputy 309 Pkg ID 1517989M

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

Existing Certs
637731



EXISTING LEGAL DESCRIPTION:

(The following Legal Description is as shown on Results Title, LLC as agent for Chicago Title Insurance Company Title Commitment No. 21-00001, dated November 18, 2020.)

Parcel 1:
All that part of West End, an addition to the City of St. Paul, described as follows:
Commencing at the point of intersection of the southerly boundary line of the Southern 20 feet of Lot 4, Block 16, projected Westwily, and the center line of Edgumbe Road, thence East along said southerly boundary line of the Southern 20 feet of Lot 4, Block 16, to the point of intersection with the Eastern boundary line of Lot 4, Block 16, thence Southwesterly along the Eastern boundary line of Lot 4, Block 16, to the intersection of the Eastern boundary line of Lot 4, Block 16, with the Northern boundary line of Lot 8, Block 16, thence Southwesterly along the Northern boundary line of Lot 4, Block 16, to the intersection of the Eastern boundary line of Lot 4, Block 16, with the Northern boundary line of Lot 8, Block 16, thence Southwesterly along the Northern boundary line of Lot 4, Block 16, to the intersection of the Eastern boundary line of Lot 4, Block 16, with the center line of Albion Avenue vacated, thence Westwily along the center line of Albion Avenue, vacated, to a point 177.5 feet from the intersection of the center line of Albion Avenue, vacated, with the Eastern boundary of Edgumbe Road, thence Westwily to the center line of Edgumbe Road and perpendicular thereto; thence Northwily along the center line of Edgumbe Road to the intersection of the center line of Edgumbe Road with the Northern boundary line of the Southern 20 feet of Lot 4, Block 16, projected Westwily, Rumney County, Minnesota.

Parcel 2:
Lot 7, Block 17, West End-Edgumbe.
Subject to a perpetual easement for constructing and maintaining a public sewer in, over, across, under and through so much of said premises as lies within a strip of land 16 feet in width the center line of which is described as follows: Commencing at a point in the center line of the East and West alley adjacent to Lot 5 in said Block 17, thence South 108 feet Westwily from its intersection with the center line of the North and South alley lying East of said Block 17, thence Southwesterly to a point on the Southerly line of Lot 6 in said Block 17, lying East of said Block 17, thence Southwesterly to said last described line produced into distant 229 feet Eastwily of Edgumbe Road, thence Southwesterly on said last described line produced into said Lot 7, a distance of 7 feet, which easement is owned and held exclusively by said City of Saint Paul.

(CERTIFICATE OF TITLE NO. 637731 - easement; recitation not on commitment but shown on the Certificate of Title.)

EXISTING PARCEL AREA:

PARCEL 1 (BLOCK 16) AREA = 169,628 SQ. FT. / 3.89 ACRES
PARCEL 2 (LOT 7, BK 17) AREA = 34,081 SQ. FT. / 0.78 ACRES
TOTAL AREA = 203,709 SQ. FT. = 4.67 ACRES

PROPOSED REGISTRATION LEGAL DESCRIPTION:

PROPOSED PARCEL A LEGAL DESCRIPTION: (Torrens)
That part of Lot 7, Block 17, West End - Edgumbe, according to the recorded plat thereof, lying northerly of the following described line:

Beginning at the intersection the west line of said Lot 7 with a line lying 100.00 feet southerly of, and parallel with, the north line of said Lot 7 and its westerly extension; thence easterly along said parallel line 200.38 feet; thence easterly 137.59 feet, more or less, to a point on the east line of said Lot 7 distant 72.00 feet southerly of the northeast corner of said Lot 7, and said described line there terminating.

PROPOSED PARCEL B LEGAL DESCRIPTION: (Torrens and Abstract to be registered)
That part of Lot 7, Block 17, West End - Edgumbe, according to the recorded plat thereof, lying southerly of the following described line:

Beginning at the intersection the west line of said Lot 7 with a line lying 100.00 feet southerly of, and parallel with, the north line of said Lot 7 and its westerly extension; thence easterly along said parallel line 200.38 feet; thence easterly 137.59 feet, more or less, to a point on the east line of said Lot 7 distant 72.00 feet southerly of the northeast corner of said Lot 7, and said described line there terminating.

And,

Those parts of Blocks 15 and 16 together with the vacated streets and alleys located herein in WEST END, Ramsey County, Minnesota described as commencing at the North Quarter corner of Section 15, Township 24, Range 23, thence on an assumed bearing South 89 degrees 43 minutes 35 seconds East along the north line of the Northwest Corner of said Section 15 a distance of 3144.51 feet; thence South 00 degrees 16 minutes 22 seconds West 104.96 feet to the northerly most corner of said Lot 7; thence South 37 degrees 46 minutes 35 seconds West along the westerly line of said Lot 7 a distance of 138.39 feet to the southwesterly corner of said Lot 7 and the point of beginning; thence South 40 degrees 29 minutes 19 seconds East along the southerly line of said Lot 7 a distance of 549.27 feet to the southeast corner of said Lot 7; thence South 06 degrees 42 minutes 27 seconds West along the easterly line of Lot 4, said Block 16 a distance of 202.02 feet to the southeast corner of said Lot 4; thence South 70 degrees 15 minutes 37 seconds East, along the north lines of Lots 8, 9, 10 and 11, said Block 16 a distance of 1190.97 feet to the northeast corner of said Lot 11; thence South 82 degrees 03 minutes 41 seconds East along the north lines of Lots 12, 13, and 14, said Block 16 a distance of 179.89 feet to the northeast corner of said Lot 14; thence South 08 degrees 28 minutes 48 seconds West along the east line of Lot 14; said Block 16 a distance of 230.39 feet to the southeast corner of said Lot 15; thence South 03 degrees 50 minutes 31 seconds East a distance of 21.70 feet to the northeast corner of Lot 4, Block 1, EDGUMBE PLACE ADDITION, thence North 74 degrees 47 minutes 44 seconds West along the north line of EDGUMBE PLACE ADDITION 386.74 feet; thence Northwesterly along said north line of EDGUMBE PLACE ADDITION 147.84 feet being a tangential curve concave to the northeast having a radius of 320.00 feet and a central angle of 20 degrees 28 minutes 11 seconds; thence North 48 degrees 19 minutes 51 seconds West along the north line of Lot 15, EDGUMBE PLACE ADDITION along said north line of EDGUMBE PLACE ADDITION 85.97 feet to the northwest corner of Lot 1, Block 1, EDGUMBE PLACE ADDITION; thence North 37 degrees 23 minutes 16 seconds West 153.88 feet to the westerly point of any line of Edgumbe Road as now travelled and monumented, thence North 12 degrees 56 minutes 00 seconds East along said easterly right of way line 29.15 feet; thence Northwesterly 12.08 feet along said easterly right of way line being a tangential curve concave to the southeast having a radius of 149.50 feet and a central angle of 19 degrees 50 minutes 55 seconds; thence North 32 degrees 48 minutes 55 seconds East along said right of way line and tangent to the last described curve 21.41 feet to the point of beginning.

PROPOSED PARCEL AREA:

PARCEL A AREA = 29,763 SQ. FT. / 0.68 ACRES
PARCEL B AREA = 174,006 SQ. FT. / 3.99 ACRES
TOTAL AREA = 203,769 SQ. FT. = 4.67 ACRES

BENCHMARKS:

ELEVATIONS BASED ON INFORMATION AS SHOWN ON THE CITY OF ST. PAUL SURVEYORS GIS WEBSITE. TBN AT THE SE CORNER OF EDGUMBE ROAD AND RICHLAND PLACE WITH AN ELEVATION OF 230.09 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY CITY OF ST. PAUL DATUM

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN THE UNDESIGNED ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 271230092D HAVING AN EFFECTIVE DATE OF 06/04/2010.

LEGEND:

- 1. UNDERGROUND UTILITIES
- 2. EASEMENTS
- 3. EASEMENTS
- 4. EASEMENTS
- 5. EASEMENTS
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- 99. EASEMENTS
- 100. EASEMENTS

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE RAMSEY COUNTY SURVEYORS OFFICE. BEARINGS ARE DIFFERENT THAN SHOWN ON THE RECORDED PLAT. ALL INTERIOR ANGLES MATCH THE RECORDED PLAT ANGLES.
2. UNDERGROUND UTILITIES SHOWN PER COPPER STATE ONE CALL LOCATES AND AS-BUILT PLANS PROVIDED THROUGH THE CITY OF ST. PAUL PUBLIC WORKS PORTAL.
3. THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.
4. THE NORTH LOT LINES ALONG THE SOUTH SIDE OF THE ALLEY ADJACENT DAWSON PARK ARE AMBIGUOUS - SEE GRAPHICAL NOTED.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING BEARINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. COPPER STATE ONE CALL LOCATE TICKET NUMBERS ARE 20237797. SOME MAINS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OR MAINS ARE UNWARE AS EXIST. OTHER UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED UP.
6. CALL NUMBER 20237797
7. Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1100

SCHEDULE B-2 NOTES:

- The following easements appear on the Results Title, LLC as agent for Chicago Title Insurance Company Title Commitment No. 21-00001, dated November 18, 2020.
10. It appears that some mineral rights may have been reserved over a portion of this property by mention in Docs. 351384, but the extent of mineral rights reservation is unknown.
 16. Subject to sewer easement as shown graphically and noted as per Doc. No. 967564 where this document is restricted. This easement is also listed in the property description on the Certificate of Title.
 17. Subject to terms and conditions of Doc. 351384 and 351385. (Not shown - cover all of Lot 4 area)
 18. Subject to Declaration of Restrictions per Doc. No. 967564, including a sewer easement as shown graphically. The rest of the agreement covers the entire property.
 19. Subject to Permanent Stabilization and Restoration Easement per Doc. No. A0453732 - Shown Graphically.
- *There may be additional easements of which we are unaware.

EXISTING IMPROVEMENTS:

HOUSE	AREA IN SQUARE FEET
HOUSE	= 4805
DETACHED GARAGE	= 650
CONCRETE PORCH	= 295
FRONT STEPS	= 71
FRONT WALK	= 212
ENTRY	= 4
PATIO	= 1311
TERRACE PAVERS	= 690
WALLS	= 19510
TOTAL IMPROVEMENTS	= 19510
% IMPROVED	= 9.6%

1590 EDGUMBE ROAD
ST. PAUL, MINNESOTA

CONTACT:
Daniel Brown Enterprises, LLC
Attn: Brian Harrison
180 Mississippi River Blvd. S.
St. Paul, MN 55105
Cell: 763-453-0303
Email: brianharrison@cloud.com

CITY OF ST. PAUL
RAMSEY COUNTY
CITY OF ST. PAUL

City of Saint Paul
By: Paul J. ...
Date: ...

Subject to the following conditions:
1. The proposed survey was prepared and executed on an attached Exhibit A dated December 3, 2021, which was recorded with Ramsey County, and a copy of the recorded documents must be filed with the Surveyor (contact: Anca Sima 651-266-1875).

REVISIONS:

DATE	REVISION
09-15-2020	INITIAL ISSUE
01-26-2021	REV. LEGAL DEED INFO
01-27-2021	ADD TITLE COMM INFO
09-15-2021	PROP. SPLIT FILE, DOC.
09-20-2021	FINAL CS LEGAL VER.
09-15-2021	ADD SURVEY INFO
09-24-2021	CITY SURVEY BROS.
11-03-2021	LEGAL DEED REV. (TWO)
11-05-2021	REVS FOR CITY SURVEY

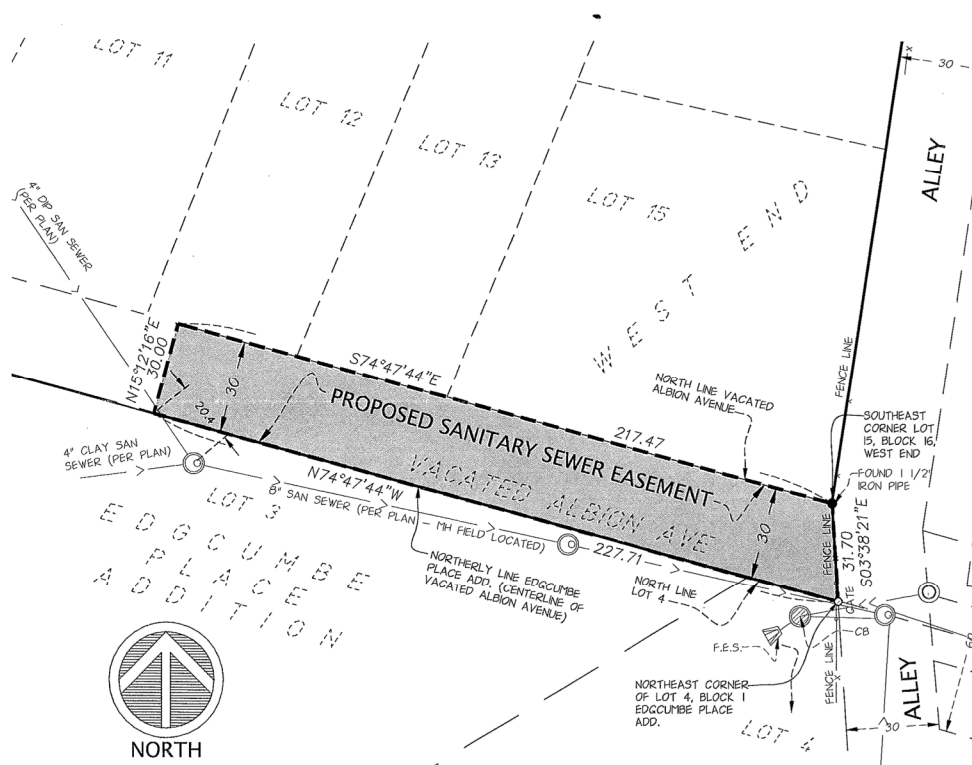
CERTIFICATION:
I hereby certify that this survey was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.
Date: 09-15-2020

PROJECT LOCATION:
1590 EDGUMBE ROAD
PID# 152823110065
PID# 152823110069

Suite #200
1970 Northwesterly Ave
St. Paul, MN 55102
Phone 651.275.8909
Fax 651.275.8978
dan@ccsurvey.net
ccsurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVLOG01
PROJECT NO: 15C20001
CERTIFICATE OF SURVEY



RECEIVED
DEC - 3 2021



PROPOSED EASEMENT DESCRIPTION:

An easement for sanitary sewer purposes over, under and across that part of Vacated Albion Avenue as originally dedicated on the plat of WEST END, Ramsey County, Minnesota, described as commencing at the northeast corner of Lot 4, Block 1, EDGCUMBE PLACE ADDITION, Ramsey County, Minnesota; thence North 74 degrees 47 minutes 44 seconds West on an assumed bearing along the north line of said Lot 4 and the centerline of vacated Albion Avenue a distance of 227.21 feet; thence North 15 degrees 12 minutes 16 seconds East 30.00 feet to the northerly right of way of Vacated Albion Avenue; thence South 74 degrees 47 minutes 44 seconds East along said northerly right of way 217.47 feet to the southeast corner of Lot 15, Block 16, WEST END; thence South 03 grees 38 minutes 21 seconds East 31.70 feet to the point of beginning.

Suite #200
1970 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC.

DATE 12-3-21	Exhibit A Depiction of Sanitary Sewer Easement	SHEET 1 OF 1 PROJ. NO. LRG21001
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