



Doc No **T02737524**

Certified, filed and/or recorded on
Jul 27, 2022 2:01 PM

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

Deputy 715

Pkg ID 1536204M

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

Existing Certs

642110

CERTIFICATE OF SURVEY

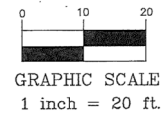
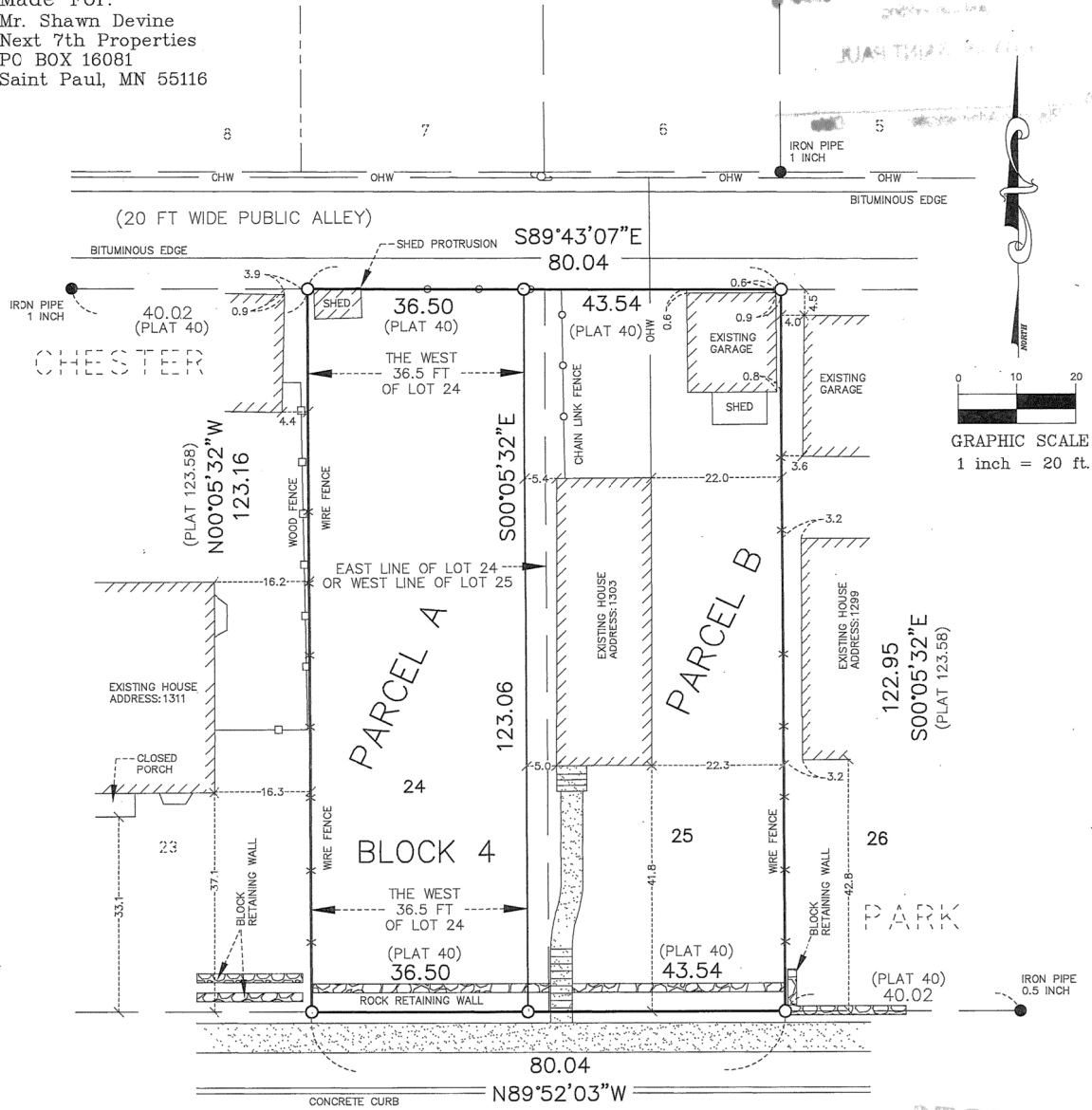
LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

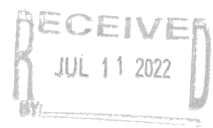
Phone: 651-776-6211

Made For:
Mr. Shawn Devine
Next 7th Properties
PO BOX 16081
Saint Paul, MN 55116



see reverse for City approval

RANDOLPH AVENUE
(66 FT WIDE RIGHT-OF-WAY)



AREAS:

- Total Lot Area: 9850 sq. ft. or 0.22 acres.
- Proposed Lot Area Parcel A: 4494 sq. ft. or 0.10 acres.
- Proposed Lot Area Parcel B: 5356 sq. ft. or 0.12 acres.

Legal Description:

Lots 24 and 25, Block 4, CHESTER PARK,
Ramsey County, Minnesota.

SITE ADDRESS: 1303 RANDOLPH AVENUE, ST PAUL, MN 55105

LEGEND

- 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 Electric Meter
- ⊞ Denotes Power Pole
- ⊞ Denotes Water Valve
- ⊠ Denotes Utility Pedestal
- OHW— Denotes Overhead Utility Wire
- ▨ Denotes Concrete Surface

Proposed Legal Description Parcel A

The West 36.5 feet of Lot 24, Block 4, CHESTER PARK,
Ramsey County, Minnesota.

Proposed Legal Description Parcel B

That part of Lot 24 lying East of the West 36.5 feet thereof, and Lot 25, Block 4, CHESTER PARK,
Ramsey County, Minnesota.

I hereby certify that this survey, plan, 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.

July 11, 2022
February 24, 2022
Rev. May 31, 2022

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

BASIS OF BEARINGS: Ramsey County Coordinates
LAKE & LAND SURVEYING. JOB NO. 2022.024 RP

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

CITY OF SAINT PAUL

for Paul Dubruic 7-14-22
Planning Administrator