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Certified, filed and/or recorded on
Jun 5, 2023 10:30 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Todd J. Jecker, Registrar of Titles
Tracy M. West, County Auditor and Treasurer

Deputy 406

Pkg ID 1574996C

Document Recording Fee Torrens \$46.00

Document Total \$46.00

Existing Certs
649848



Surveyors Certificate

Administrative Lot Split Survey For:

PILLAI BUILDERS

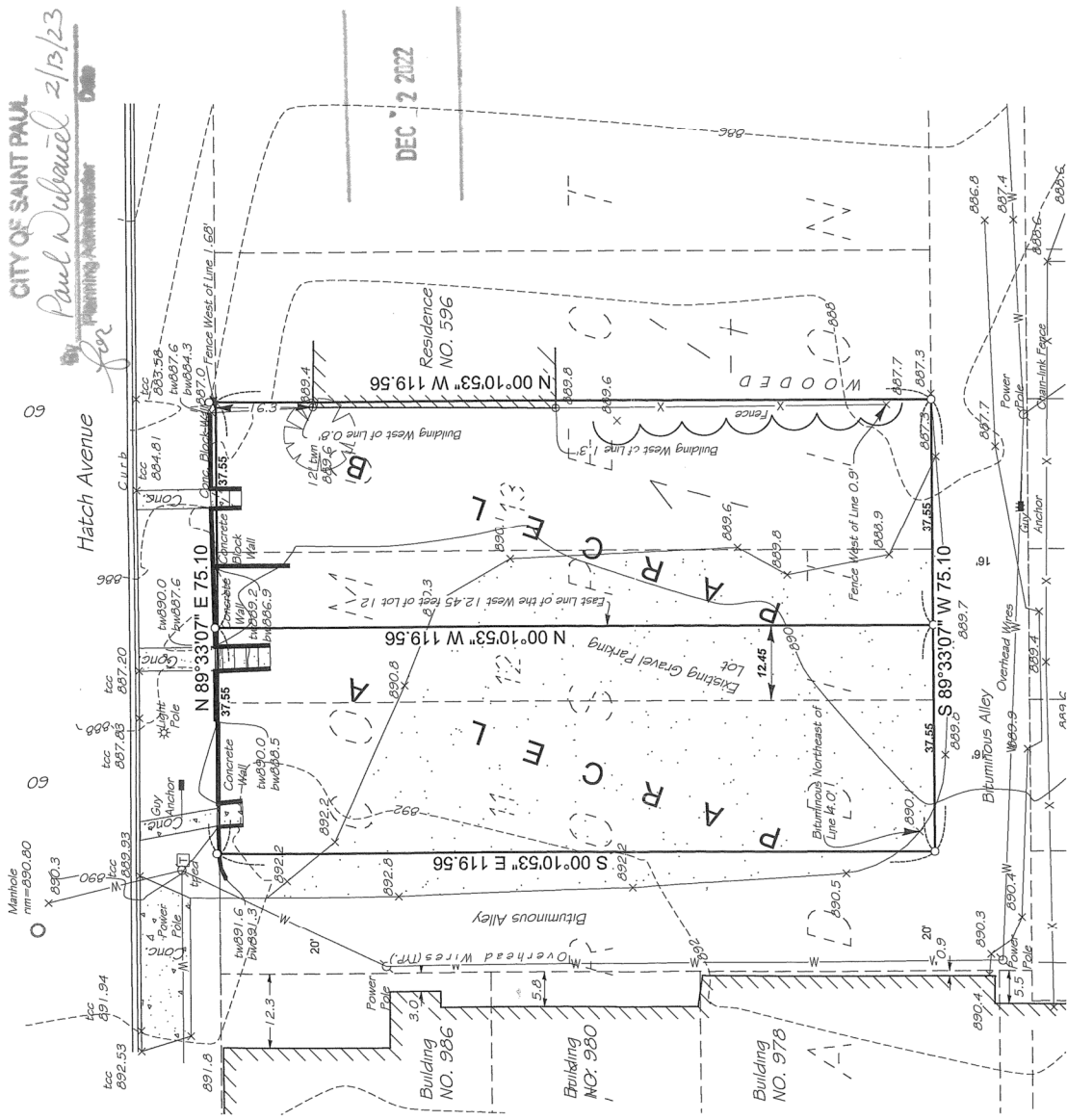
Property located in Section
25, Township 29, Range 23,
Ramsey County, Minnesota

Basis for bearings is per
Ramsey County Coordinates,
NAD 1983, 1986 Adjustment

- Denotes Found Iron Monument
- Denotes Set 1/2 Inch Open Iron Pipe Capped RLS #24892
- Denotes Wood Hub Set for excavation only
- ~ Denotes Existing Contours
- ~ Denotes Proposed Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

trh
084.62

Conveyance of land classified by this instrument
is hereby approved and is granted to recording
and subscribing.



CITY OF SAINT PAUL
Paul Dubruel 2/13/23
for Planning Administrator

DEC 12 2022

Existing Legal Descriptions

Lot 11, Block 14
COMO PROSPECT ADDITION
Ramsey County, Minnesota.
Certificate of Title #644758
and
Lots 12 and 13, Block 14
COMO PROSPECT ADDITION
Ramsey County, Minnesota.
Certificate of Title #644757

Proposed Legal Descriptions

Parcel A (4,489 sf)
Lot 11 and the West 12.45 of Lot 12, Block
14 Como Prospect Addition, Ramsey County
Minnesota
Subject to Easements and Restrictions of
Record, if any.
Parcel B (4,489 sf)
Lot 13 and that part of Lot 12 lying East of
the West 12.45 feet thereof, Block 14 Como
Prospect Addition, Ramsey County
Minnesota
Subject to Easements and Restrictions of
Record, if any.



Property Zoned RM2/ Medium-Density
Multiple-Family Residential District

Building Setback Requirements
Front - 25 feet (see note)
Side - 9 feet (see note)
Rear - 9 feet (see note)

Note: Refer to notes for Table 66.231 for
residential district dimensional standards.

NOTE: The only easements shown are from plats of
record or information provided by client.

Benchmark: Top Nut Hydrant located
at 595 Hatch Avenue.
Elevation 884.82

Project No. 89691A Scale: 1" = 20'
F.B.No. ****-**-** Drawn By *gml*
Address: 600 Hatch Avenue & 604 Hatch Avenue
St. Paul, MN

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
Demarcinc.com

REV	11.08.2022	Set Property Corners
	11.28.2022	City Comments
	12.02.2022	City Comments

I 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.
Prepared this 26th day of October 2022.

Signed *Gygygy R. P. P. P.*
Gygygy R. P. P. P.
Gygygy R. P. P. P., Minn. Reg. No. 24892