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

Deputy 403

Pkg ID 1586022C

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***Document Total*** \$46.00

**Existing Certs**  
610997

# CERTIFICATE OF SURVEY

**LAKE & LAND SURVEYING, INC.**  
 1200 Centre Pointe Curve, Suite 375  
 Mendota Heights, Minnesota 55120  
 PHONE: 651-776-6211

**Proposed Lot Split Made For:**

Delco Family Partnership  
 1146 Rice Street  
 St. Paul, MN 55117

**Current Legal Descriptions of Property:**

(1148 Burns Avenue)  
 Lots 3 AND 4, INDIAN MOUNDS PARK ADDITION, according to  
 the record plat thereof, Ramsey County, Minnesota.

**Legal Description Proposed Parcel A:**

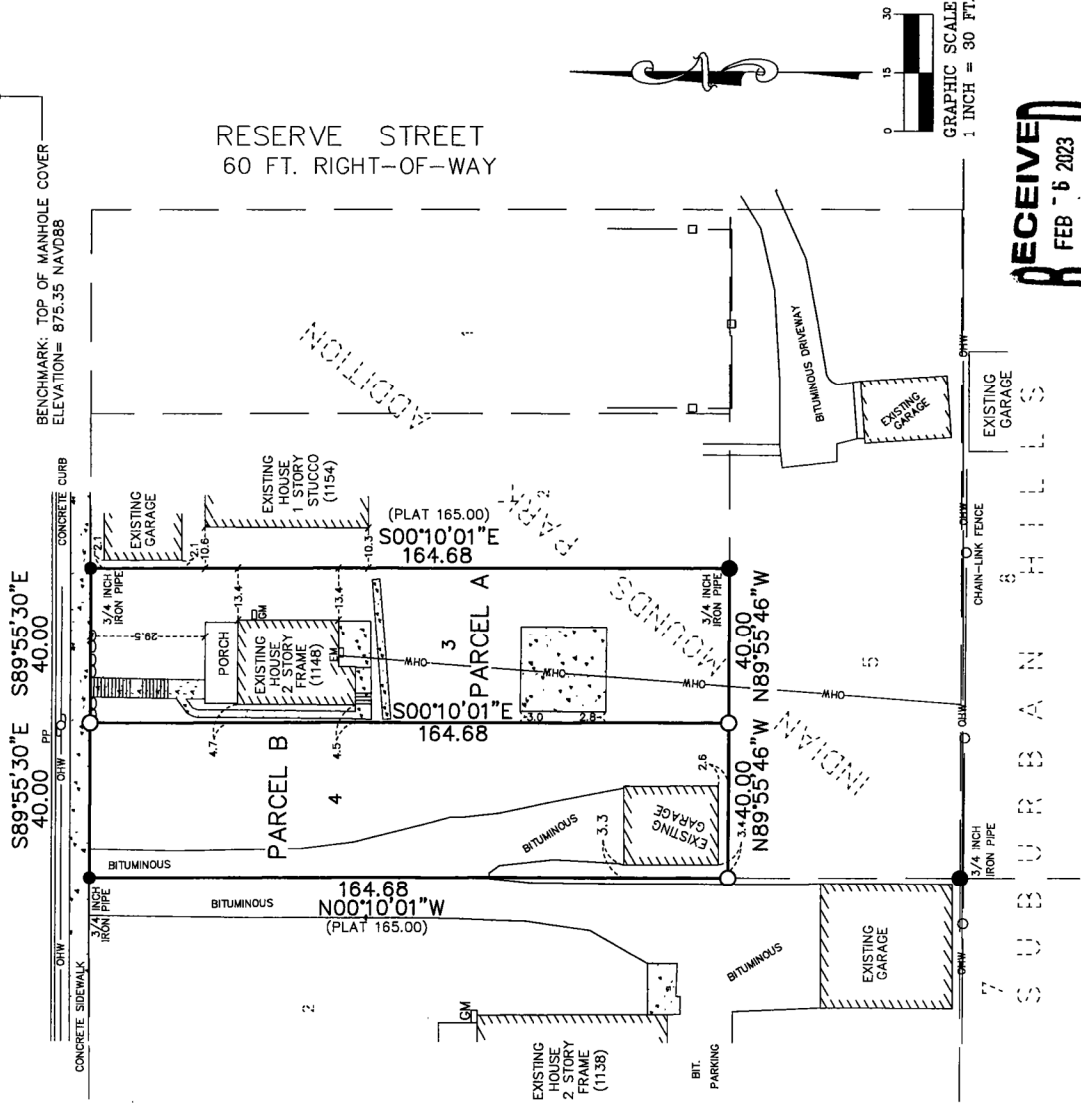
(1148 Burns Avenue)  
 Lot 3, INDIAN MOUNDS PARK ADDITION, according to the  
 record plat thereof, Ramsey County, Minnesota.

**Legal Description Proposed Parcel B:**

(XXXX Burns Avenue)  
 Lot 4, INDIAN MOUNDS PARK ADDITION, according to the  
 record plat thereof, Ramsey County, Minnesota.

**BURNS AVENUE**  
 60 FT. RIGHT-OF-WAY

Area Current Legal Description: 13,174 sq. ft.  
 Area Proposed Parcel A: 6587 sq. ft.  
 Area Proposed Parcel B: 6587 sq. ft.



- O Denotes 12 inch long Common Spike Monument set and capped RLS 16464 upon approved lot split.
- Denotes Iron Monument Found, Size, Type and R.L.S. as noted.
- PPD Denotes Utility Pole.
- OHW— Denotes Overhead Utility Wires.
- Denotes Concrete Block Retaining Wall.
- GM Denotes Gas Meter
- EM Denotes Electric Meter
- Denotes Concrete Surface.

**RECEIVED**  
 FEB 5 2023

*see reverse for City approval*

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.

Revised February 6, 2022  
 Revised July 13, 2022  
 Revised April 18, 2019  
 Revised Oct 19, 2016  
 August 12, 2016

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

BASIS OF BEARINGS: THE NORTH LINE OF LOT 4  
 HAS AN ASSUMED BEARING OF S89°55'30"E.

JOB NO. 2016.149

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

CITY OF SAINT PAUL

By Paul Dubruel 2-9-23  
for Planning Administrator Date  
*see conditions:*

subject to the following conditions.

1. The proposed 9' wide ingress/egress easement (attached) along the new property line must be recorded along with the lot split, and copies of the recorded documents (with a receipt showing that they have been recorded) must be filed with the Dept. of Safety & Inspections. Contact Matt Graybar, 651-266-9089.
2. Within two years of the date of this letter or one year of the lot split, whichever comes first, the existing bituminous driveway on Parcel B along the west property line must be removed and the existing curb cut must be narrowed as shown on the site & grading plan (attached) dated 2/6/23. Curb cuts require a permit from the Dept. of Public Works.
3. The existing garage must be removed from Parcel B within two years of the date of this letter or one year of the lot split, whichever comes first, unless construction of a house on Parcel B is proceeding.

# SITE & GRADING PLAN

Made For:  
 Delco Family Partnership  
 1146 Rice Street  
 St. Paul, MN 55117

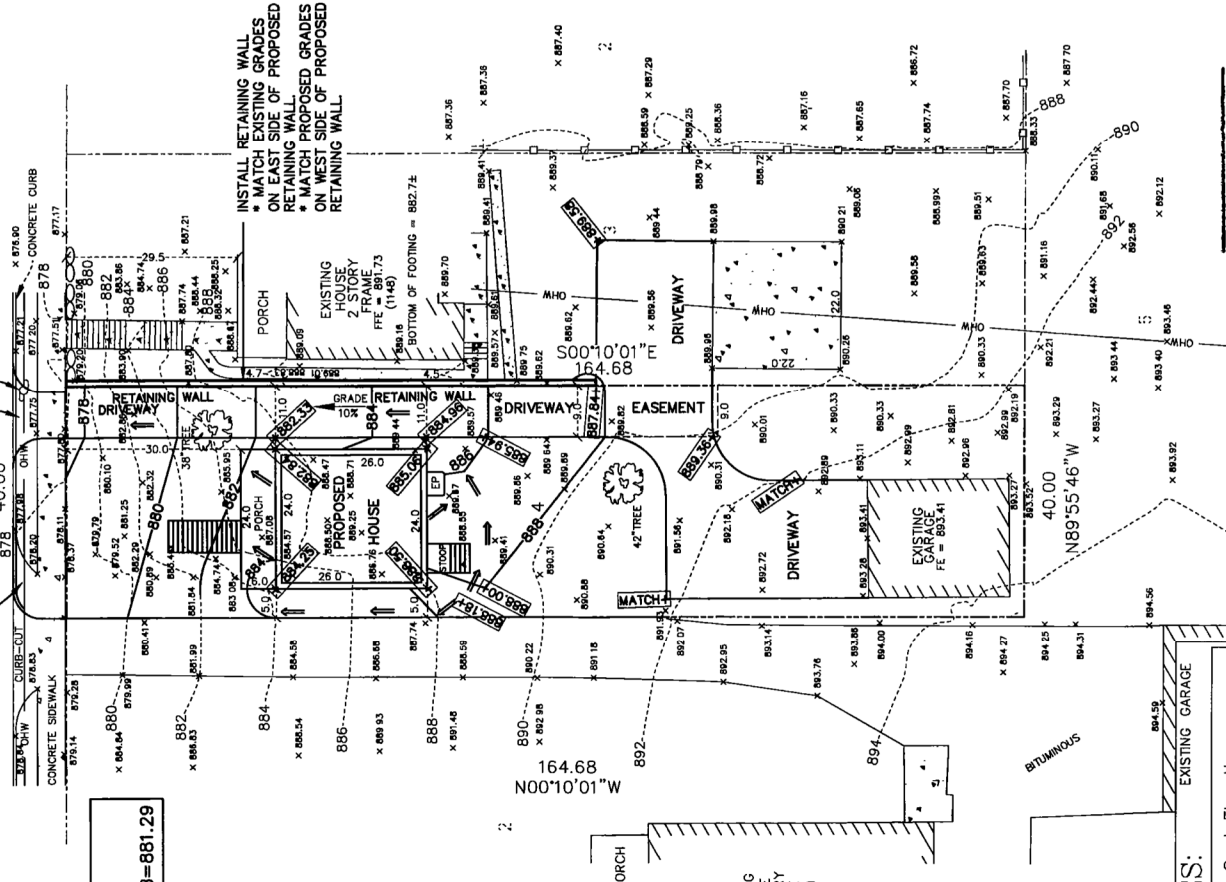
LAKE & LAND SURVEYING, INC.  
 1200 Centre Pointe Curve, Suite 275  
 Mendota Heights, Minnesota 55120  
 PHONE: 651-776-6211

BURNS AVENUE  
 60 FT. RIGHT-OF-WAY

INSTALL CURB CUT AS PER CITY OF ST PAUL  
 PUBLIC WORKS REQUIREMENTS.  
 RELOCATE POWER POLE.

REMOVE CURB CUT AS PER CITY OF ST PAUL  
 PUBLIC WORKS REQUIREMENTS.

FIRST FLOOR=890.85  
 TOP OF BLOCK=889.00  
 TOP OF BASEMENT SLAB=881.29



INSTALL RETAINING WALL  
 • MATCH EXISTING GRADES  
 ON EAST SIDE OF PROPOSED  
 RETAINING WALL  
 • MATCH PROPOSED GRADES  
 ON WEST SIDE OF PROPOSED  
 RETAINING WALL

**Legal Description:**  
 Lot 4, INDIAN MOUNDS PARK ADDITION, according to  
 the record plat thereof, Ramsey County, Minnesota.

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 or under my direct supervision, and that I am duly Registered  
 Land Surveyor under the laws of the State of Minnesota.

*Jonathan L. Faraci*

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

Revised February 6, 2023  
 Revised April 9, 2019  
 Revised March 27, 2019  
 February 28, 2019

**FEB 6 2023**

**NOTES:**

- X 884.52 Denotes Existing Spot Elevation
- XXX-- Denotes Existing Contour
- 884.52** Denotes Proposed Spot Elevation
- XXX--- Denotes Proposed Contours
- Denotes Proposed Drainage Direction
- SS Denotes Underground Sanitary Sewer
- W Denotes Underground Water Service
- G Denotes Underground Gas Line
- OHW- Denotes Overhead Utility wires
- Denotes Utility Pole.
- Denotes Concrete Block Retaining Wall
- Denotes Wood Fence
- Denotes Proposed Silt Fence or Bio Rolls
- Denotes Concrete Surface

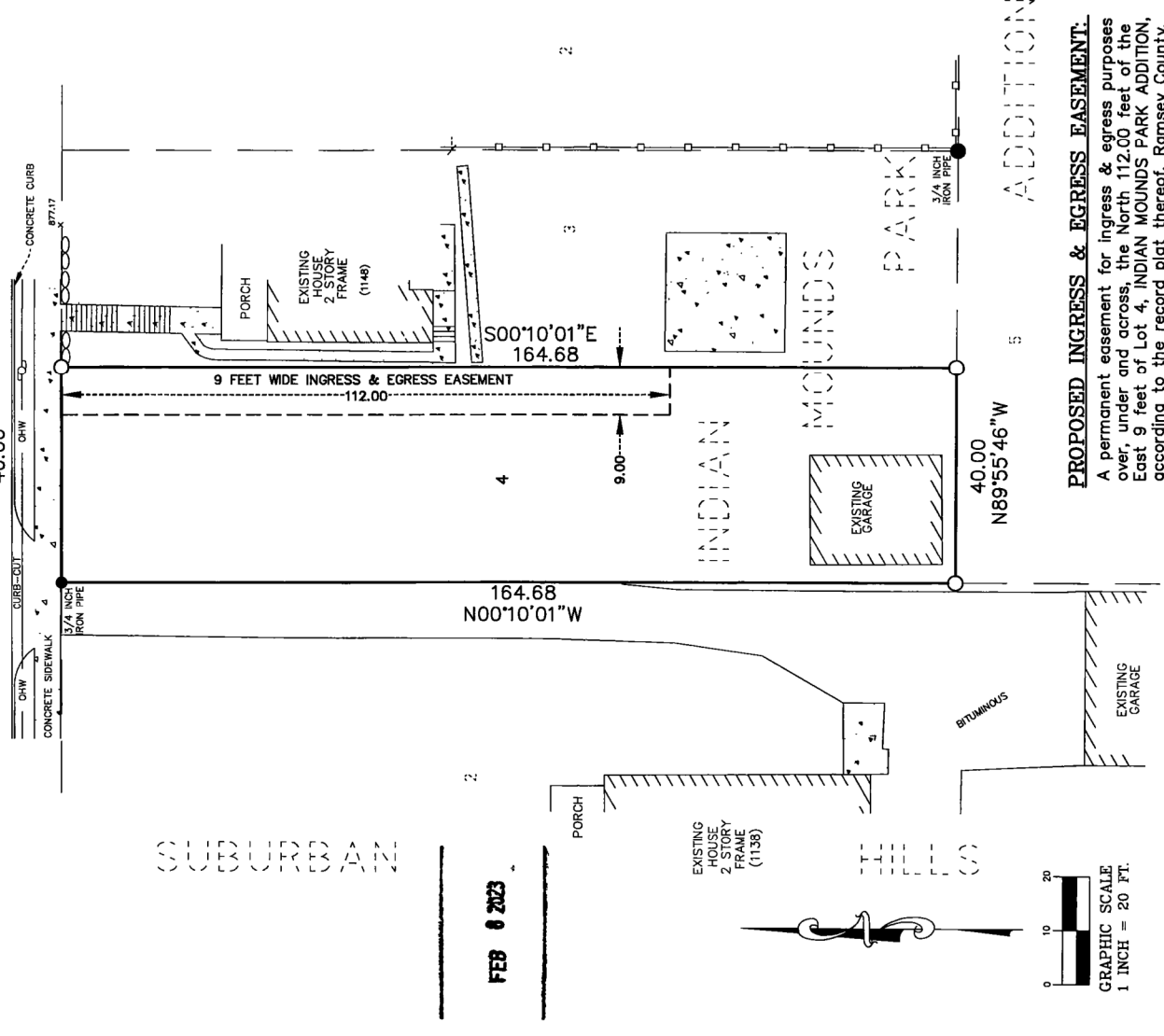
SITE ADDRESS: 1144 Burns Avenue, St Paul, MN  
 AREA: 6587 SQ. FT. OR 0.15 ACRES  
 BASIS OF BEARINGS: ASSUMED  
 LAKE & LAND SURVEYING. JOB NO. 2016.149 JK

# PROPOSED INGRESS & EGRESS EASEMENT

Survey Made For:  
 Delco Family Partnership  
 1146 Rice Street  
 St. Paul, MN 55117

LAKE & LAND SURVEYING, INC.  
 1200 Centre Pointe Curve, Suite 275  
 Mendota Heights, Minnesota 55120  
 PHONE: 651-776-6211

BURNS AVENUE  
 60 FT. RIGHT-OF-WAY  
 S89°55'30"E  
 40.00



**PROPOSED INGRESS & EGRESS EASEMENT.**  
 A permanent easement for ingress & egress purposes over, under and across, the North 112.00 feet of the East 9 feet of Lot 4, INDIAN MOUNDS PARK ADDITION, according to the record plat thereof, Ramsey County, Minnesota.

**Legal Description:**  
 Lot 4, INDIAN MOUNDS PARK ADDITION, according to the record plat thereof, Ramsey County, Minnesota.

Site Address: 1144 Burns Avenue, St Paul, MN

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.

Revised February 6, 2023  
 February 28, 2019

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

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  - ∞ Denotes Overhead Utility Wires.
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- AREA: 6587 SQ. FT. OR 0.15 ACRES  
 BASIS OF BEARINGS: ASSUMED  
 LAKE & LAND SURVEYING. JOB NO. 2016.149 JK