

# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 474 8267

SURVEY FOR: **MIKE MANGAN**

RECEIVED

MAY 12 2005

SURVEYED: March 1, 2005

DRAFTED: March 3, 2005

REVISED: March 16, 2005 to adjust proposed split lines.

REVISED: March 18, 2005 to move garage 1 foot north.

REVISED: May 9, 2005 to add curve dimensions requested by City.

LEGAL DESCRIPTION OF ENTIRE PARCEL:

The East 180 feet of Lot 1, Block 4, Dale Street Garden Lots, St. Paul, Minnesota.

Document# 3904951

Recorded 11/16/2005 1000

County Recorder, Ramsey County, MN

5.2.4 62488VR

PROPOSED LEGAL DESCRIPTION OF PARCEL A:

The East 81.43 feet of Lot 1, Block 4, Dale Street Garden Lots, St. Paul, Minnesota.

Contain 5,918 Sq. Ft.

PROPOSED LEGAL DESCRIPTION OF PARCEL B:

The West 48.26 feet of the East 129.69 feet of Lot 1, Block 4, Dale Street Garden Lots, St. Paul, Minnesota.

Contain 5,000 Sq. Ft.

PROPOSED LEGAL DESCRIPTION OF PARCEL C:

The East 180 feet of Lot 1, Block 4, Dale Street Garden Lots, St. Paul, Minnesota, except the East 129.69 feet thereof.

Contain 6,358 Sq. Ft.

SCOPE OF WORK:

1. Showing the length and direction of boundary lines of the above legal description. 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 shown on the survey, have been shown
2. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise noted.

I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

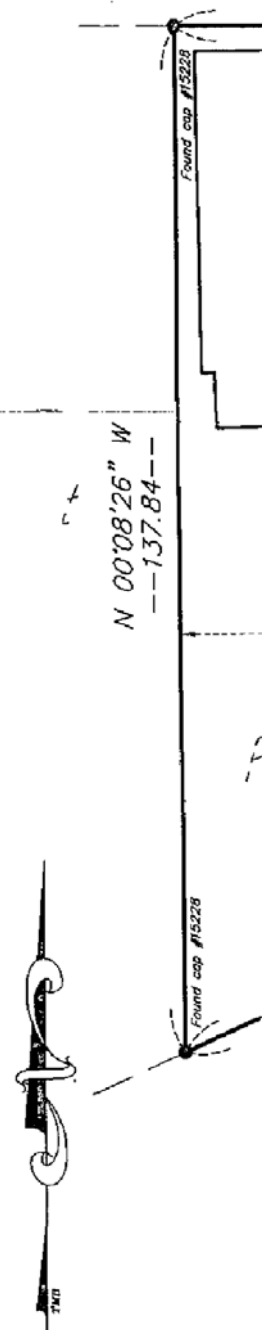
*James H. Parker*  
 James H. Parker P.E. & P.S. No. 9235

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

CITY OF SAINT PAUL

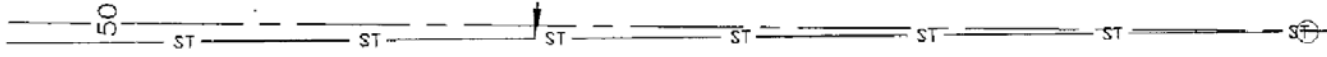
by *Paul Lubinski* 6-3-05  
 Planning Administrator Date

*Approval of lot split only -  
 Not for building placement*



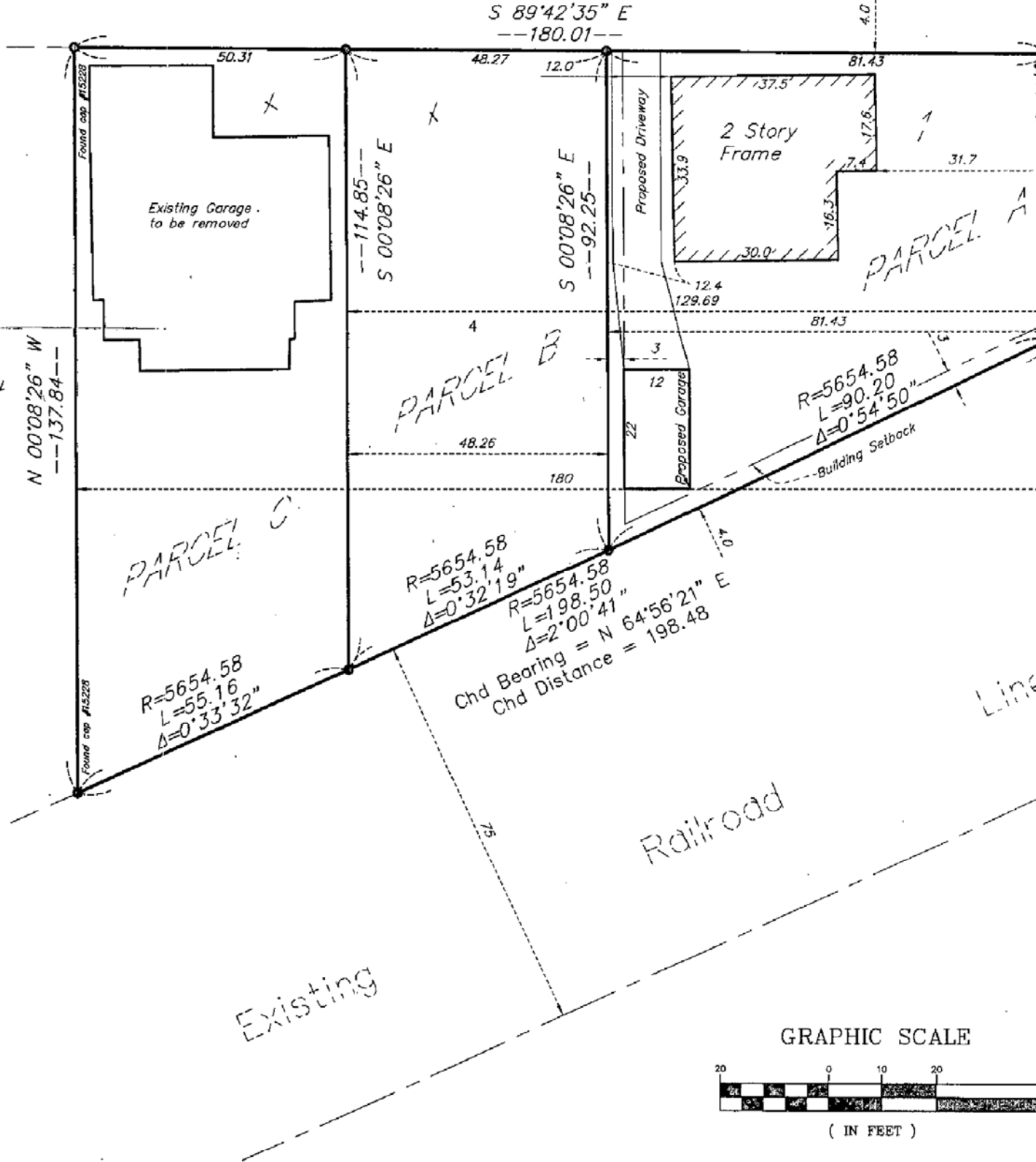
RECEIVED  
MAY 12 2005

Storm Line as Per Plan Supplied  
to us From Our Client

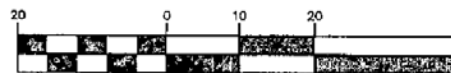


Rose Street

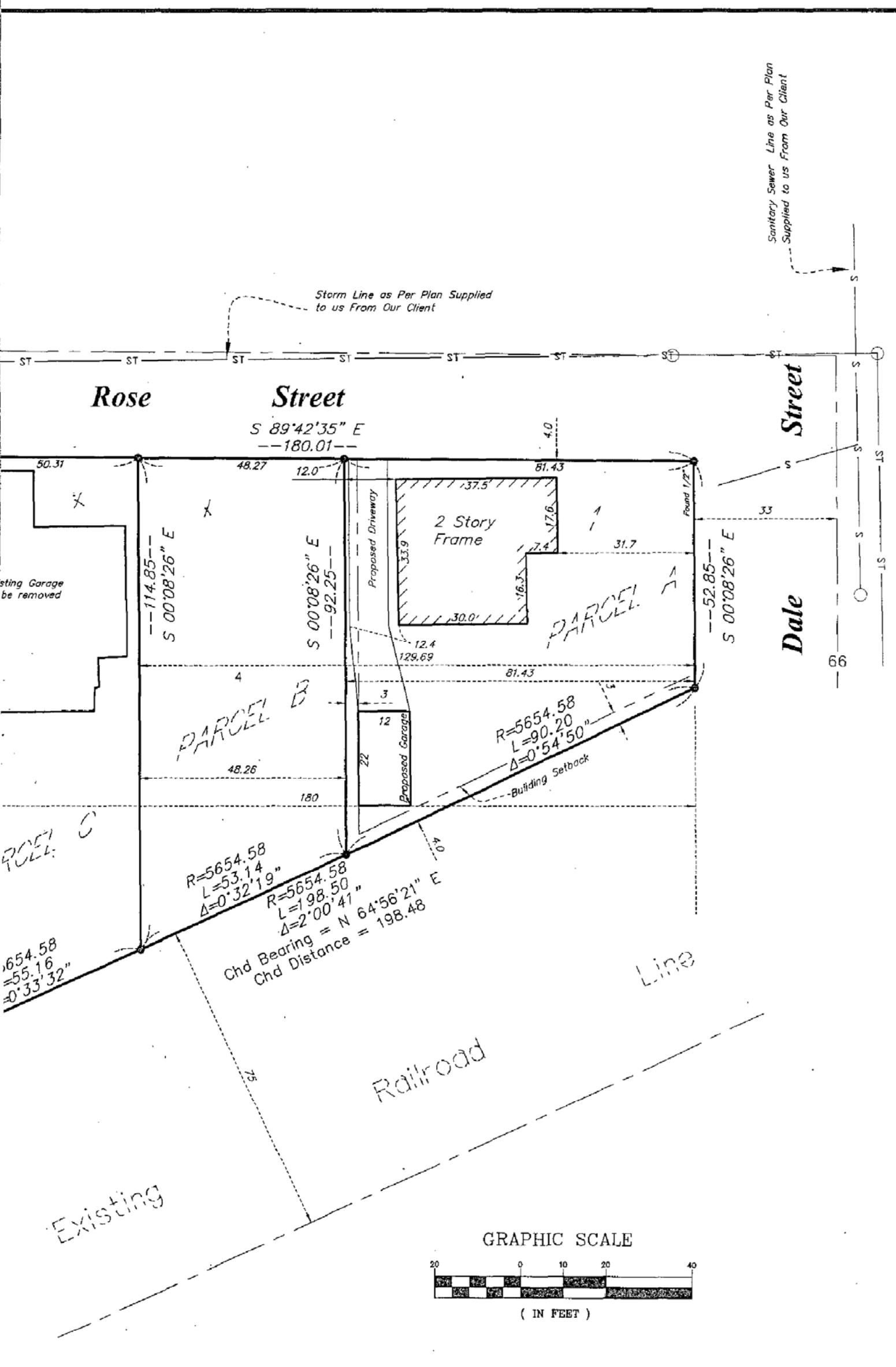
S 89°42'35" E  
--180.01--



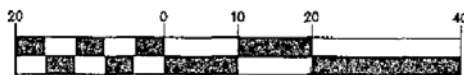
GRAPHIC SCALE



( IN FEET )



GRAPHIC SCALE



( IN FEET )