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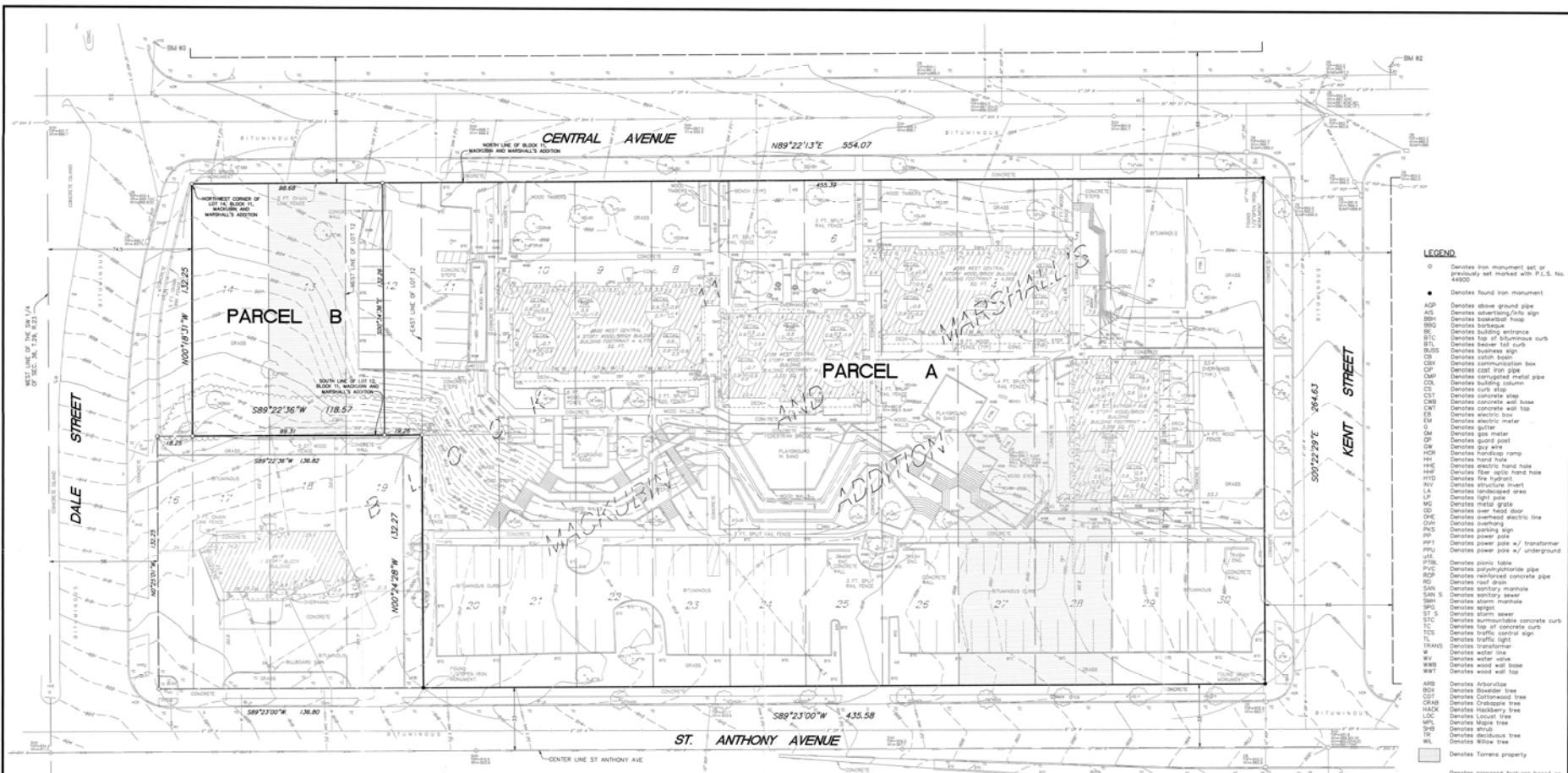
Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 406

Pkg ID 1127798D

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

This cover sheet is now a permanent part of the recorded document.



LEGEND

- Denotes iron monument set or previously set marked with P.L.S. No. 44907
- Denotes found iron monument
- AGP Denotes above ground pipe
- AIS Denotes advertising/info sign
- BBM Denotes basement floor
- BBQ Denotes barbecue
- BTL Denotes building entrance
- BTU Denotes top of bituminous curb
- BSL Denotes base of lot curb
- BSS Denotes business sign
- CB Denotes catch basin
- CCX Denotes communication box
- CF Denotes cast iron pipe
- CM Denotes corrugated metal pipe
- COL Denotes building column
- CS Denotes concrete step
- CST Denotes concrete step
- CWB Denotes concrete wall base
- CWT Denotes concrete wall top
- ED Denotes electric box
- EM Denotes electric meter
- EL Denotes electric line
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HND Denotes hand hole
- HE Denotes electric hand hole
- HSP Denotes hand hole
- HYD Denotes fire hydrant
- HT Denotes structure short
- LA Denotes landscaped area
- LP Denotes light pole
- MG Denotes metal grate
- OD Denotes over hand door
- OE Denotes overhead electric line
- OSM Denotes overhead sign
- PKS Denotes parking sign
- PP Denotes power pole w/ transformer
- PTU Denotes power pole w/ underground
- PTL Denotes picnic table
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RDF Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SAS Denotes storm manhole
- SPC Denotes storm pipe
- ST S Denotes storm sewer
- STC Denotes storm concrete curb
- TC Denotes top of concrete curb
- TCS Denotes traffic control sign
- TL Denotes traffic light
- TR Denotes transformer
- W Denotes water line
- WV Denotes water valve
- WWS Denotes wood wall base
- WFT Denotes wood wall top
- ARB Denotes Arborvitae
- BDK Denotes Boxelder tree
- CSF Denotes Cottonwood tree
- CSB Denotes Crabapple tree
- HADK Denotes Hackberry tree
- LAC Denotes Locust tree
- MPL Denotes Maple tree
- SPB Denotes Spruce tree
- TR Denotes Deciduous tree
- WIL Denotes Willow tree
- Denotes Torrens property
- Denotes proposed features based on a CAD drawing done by others.

OVERALL DESCRIPTION OF PROPERTY SURVEYED
 (Per Stewart Title Surety Company Commitment for Title Insurance File No. 59356 Supplemental No. 1, effective date March 30, 2014, issued by Surety Commercial Title, Inc.)
 Lots One (1) through Fourteen (14) and Lots Twenty (20) through Thirty (30), Block Diver (14), Mackubin and Marshall's Addition, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lot 12, said Block 11, Mackubin and Marshall's Addition, along with all the described interests therein, being registered land as evidenced by Certificate of Title No. 301312
 Part of the above being registered land as evidenced by Certificate of Title No. 301312
 NOTE: The Torrens portion being more particularly described as follows: Lots 13, 27 and 28, Block 11, Mackubin and Marshall's Addition.

PLAT RECORDING INFORMATION
 The plat of MACKUBIN AND MARSHALL'S ADDITION TO SAINT PAUL, was filed of record in 1856.
 [] Bearings and/or distances listed within brackets are per plat or record documents.

TITLE COMMITMENT
 Stewart Title Surety Company Commitment for Title Insurance File No. 59356 Supplemental No. 1, effective date March 30, 2014, issued by Surety Commercial Title, Inc. was relied upon as to matters of record.

DESCRIPTION OF PARCEL A
 Lots 1 through 11 and Lots 20 through 30, Block 11, MACKUBIN AND MARSHALL'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lot 12, said Block 11, MACKUBIN AND MARSHALL'S ADDITION, along with all the described interests therein, being registered land as evidenced by Certificate of Title No. 301312, commencing at the northwest corner of said Lot 14, thence North 89 degrees 22 minutes 13 seconds East, along the north line of said Block 11, a distance of 88.68 feet to the south of beginning of the line to be described, thence South 00 degrees 34 minutes 26 seconds East, 132.26 feet to the north line of said Lot 12 and said line there terminating.
 Abstract and Torrens assents.

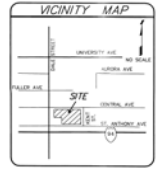
DESCRIPTION OF PARCEL B
 Lots 13 and 14, Block 11, MACKUBIN AND MARSHALL'S ADDITION, according to the recorded plat thereof, Ramsey County, Minnesota, and part of Lot 12, said Block 11, MACKUBIN AND MARSHALL'S ADDITION, along with all the described interests therein, being registered land as evidenced by Certificate of Title No. 301312, commencing at the northwest corner of said Lot 14, thence North 89 degrees 22 minutes 13 seconds East, along the north line of said Block 11, a distance of 88.68 feet to the point of beginning of the line to be described, thence South 00 degrees 34 minutes 26 seconds East, 132.26 feet to the south line of said Lot 12 and said line there terminating.
 Abstract and Torrens assents.

AREAS
 PARCEL A = 117,841 square feet or 2.700 acres
 PARCEL B = 13,092 square feet or 0.300 acres
 TOTAL = 130,933 square feet or 3.000 acres

Conveyance of land described by this instrument is hereby approved and is entitled to recording with the following:
CITY OF SAINT PAUL
 Paul Wilson, Mayor
 Planning Administrator
 Date: 11/22/2014
This lot split approval does not constitute approval of buildings or use of this site.

subject to the condition that the west row of parking along the new lot line between Parcels A and B must be removed by August 1, 2016. Please provide evidence of this to the Department of Safety and Inspections, at: Larry Ziegler (651) 266-6982.

- GENERAL NOTE**
- 1) Survey coordinate base: Ramsey County Coordinate System
 - 2) Allowing an easement for utility lines was obtained from the Ramsey County Property Tax Information web site. Ownership information is subject to review upon receipt of a title search by a title insurance company.
- UTILITY NOTES**
- 1) Utility above ground evidence of utilities is shown herein per field location. This survey does not support to show all underground utilities.
 - 2) Other underground utilities of which we are unaware may exist. Verify all utilities accurate to construction or design.
 - 3) Some underground utility locations are shown on marked utility by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 141002409 & 141002420.
 - 4) Contact Gopher State ONE CALL at 651-434-0002 (800-252-1166) for precise locate location of utilities prior to any excavation.



THE PURPOSE OF THIS SURVEY IS A LOT SPLIT

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.
 Dated this 12th day of November, 2015
SUNDE LAND SURVEYING, LLC
 By: *Alan J. Sunde*
 Surveyor License No. 110,000, State of Minn., Lic. No. 44900

Removed proposed features	ADD	12/17/2015
1	2	3
4	5	6
7	8	9
10	11	12

Project Title: **TWIN CITIES HOUSING DEVELOPMENT CORP. 361-400 CENTRAL AVENUE W., ST. PAUL, MN**

Project No: 2014-042-A, Date: 11/22/2015, Sheet: 1 of 1