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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 711

Pkg ID 1153614D

| | |
|-------------------------------------|-----------------------|
| Attested Copy or Duplicate Original | \$2.00 |
| Document Recording Fee Abstract | \$46.00 |
| <i>Document Total</i> | <i>\$48.00</i> |

CERTIFICATE OF SURVEY FOR: Snow Kreilich Architects

LEGAL DESCRIPTION:

Lot Four (4), West Crocus Hill "B", according to the plat on file or of record in the office of the County Recorder, Ramsey County, Minnesota.
(Abstract Property)

NOTES:

- The orientation of this bearing system is based on the Ramsey County Coordinate Grid (NAD 83-96 Adj).
- The total area of the property described herein is 23,348 square feet or 0.5360 acres.
- The legal description and easement information used in the preparation of this survey is based on the Commission for Title Insurance prepared by Paul C. Steffensen as agent for Old Republic National Title Insurance Company, Policy No. OX-106485555, dated November 21, 2014 at 3:10 p.m.
- Existing utilities, services and underground structures shown herein are based upon observed evidence, from existing records made available to us, or by resident testimony, however, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The property described herein lies within Flood Zone X (areas determined to be outside the 0.2% annual chance flood plain) per Federal Insurance Rate Map No. 27123 C 0092 G, dated June 4, 2010.
- BLVD-MARK: Top rail of hydrant northwest quadrant of St. Albans Street S. & Pleasant Avenue. Elevation = 848.05 feet. (Datum per MNDOT V.R.S.)

PROPOSED LEGAL DESCRIPTIONS:

Parcel 1:

The northwesterly 63.00 feet of Lot Four (4), West Crocus Hill "B", according to the plat on file or of record in the office of the County Recorder, Ramsey County, Minnesota.

Parcel 2:

That part of Lot Four (4), West Crocus Hill "B", according to the plat on file or of record in the office of the County Recorder, Ramsey County, Minnesota, lying southeasterly of the northwesterly 63.00 feet thereof.

PROPOSED PARCEL AREAS:

Parcel 1:

8,240 square feet or 0.2121 acres

Parcel 2:

14,108 square feet or 0.3239 acres

Can any area of land described by this instrument be approved and is entitled to recording and recording

CITY OF SAINT PAUL

Paul Wilbur 3/14/16
Planning Administrator Date

Approval of lot split only, not for building placement. This lot split approval does not constitute approval of buildings or use of this site.

CERTIFICATION:

I hereby certify that this survey 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.

Date of survey: January 15, 2016.
Date of signature: January 25, 2016.

Grant R. Fowls
Grant R. Fowls
Minnesota License No. 44123

PROPERTY ADDRESS:

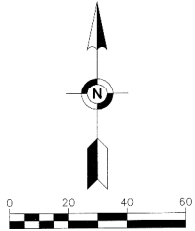
27 Crocus Place
St. Paul, Minnesota 55102



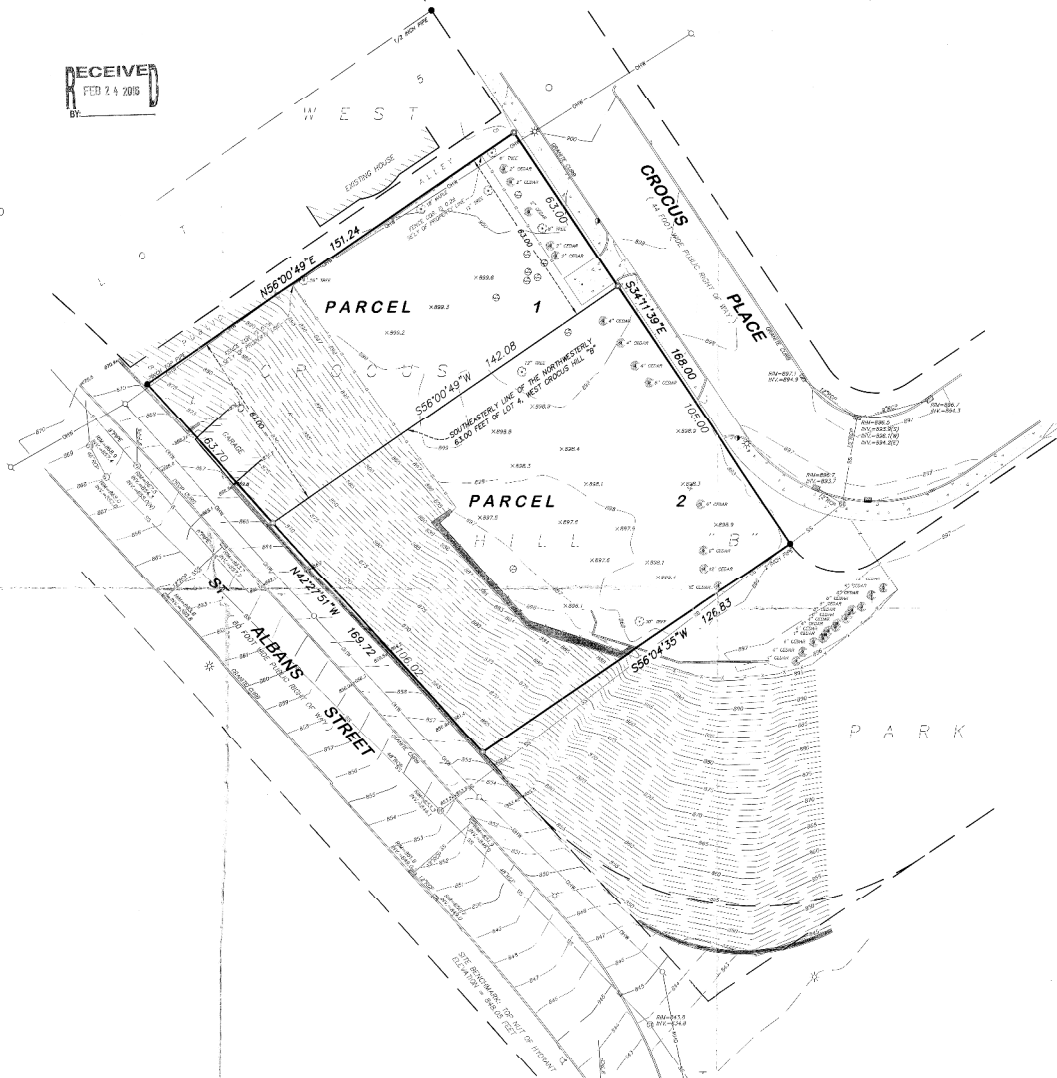
1229 Tyler Street NE, Suite 100
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FAX: (612) 466-3383
WWW.EFNSURVEY.COM

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SHEET 1 OF 1



- SCALE IN FEET
- FOUND IRON MONUMENT
 - FOUND "X" IN CONCRETE
 - FOUND PK NAIL
 - SET IRON MONUMENT MARKED WITH LICENSE NUMBER 44123



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- MANHOLE
- CATCH BASIN
- HYDRANT
- GATE VALVE
- STOP BOX
- ELECTRIC METER
- ELECTRIC OUTLET POST
- LIGHT
- UTILITY POLE
- GAS METER
- SIGN
- FENCE
- WOOD FENCE
- WALL
- SANITARY SEWER
- STORM SEWER
- OVERHEAD WIRE
- SPOT ELEVATION
- EXISTING CONTOUR LINE
- DECIDUOUS TREE
- CEDAR TREE
- BITUMINOUS SURFACE
- CONCRETE SURFACE

| FIELD BOOK | PAGE | FIELDWORK CHIEF: | REVISIONS | |
|---------------|------|------------------|-----------------------------|---------|
| 2878 | 10 | U.S. | NO. | DATE |
| | | | 01 | 2/23/16 |
| | | | REVISIONS PER CITY COMMENTS | |
| DRAWING NAME: | | DATE | | |
| 36088_C30.dwg | | 3/14/16 | | |
| JOB NO. 36088 | | CHECKED BY: | | |
| FILE NO. 3017 | | BSP | | |

CERTIFICATE OF SURVEY

SURVEY FOR:

Snow Kreilich Architects