

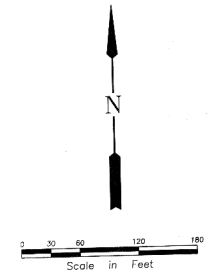
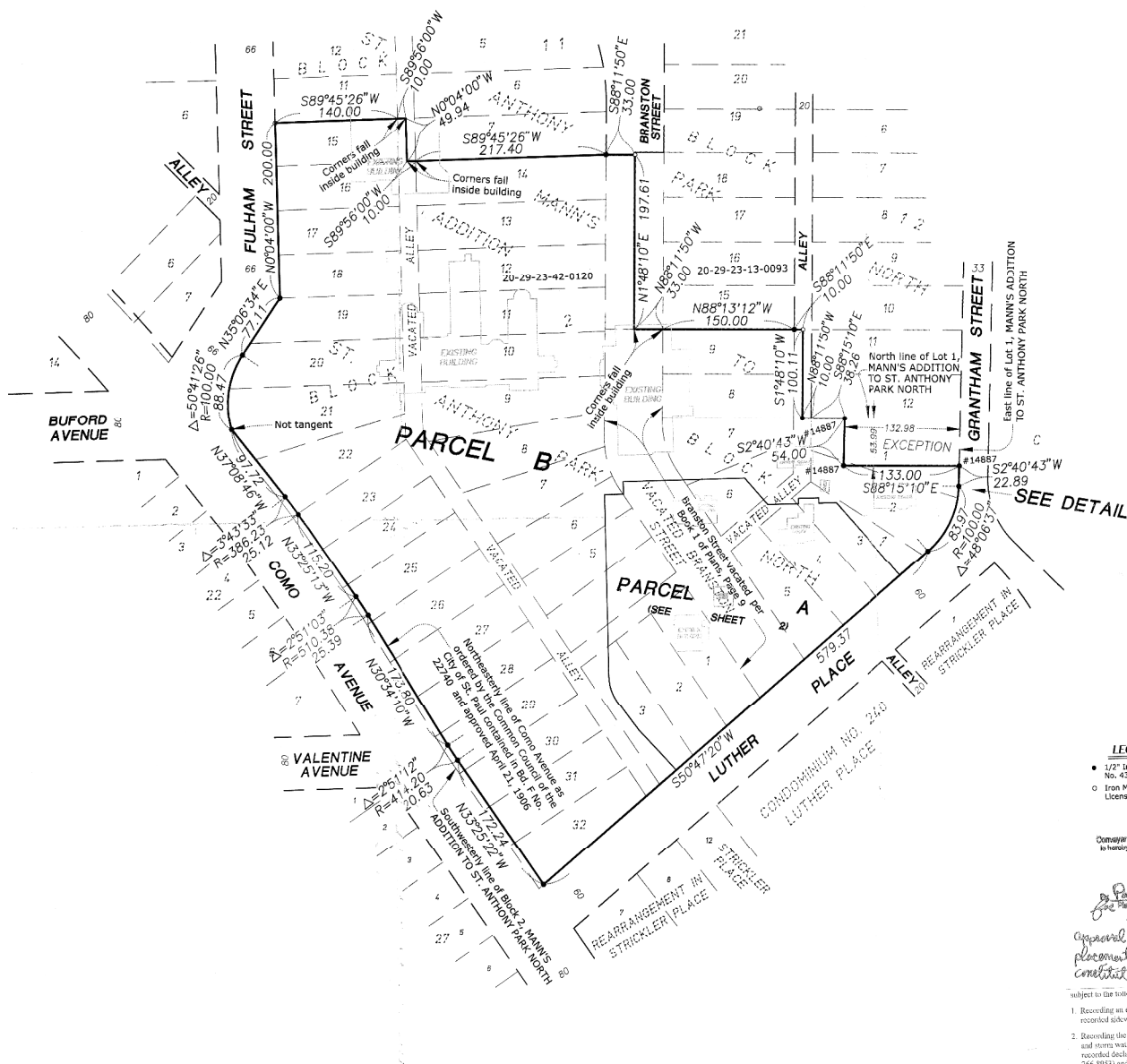
Doc No **A04633568**

Certified, filed and/or recorded on  
Nov 14, 2016 11:22 AM

Office of the County Recorder  
Ramsey County, Minnesota  
Susan R Roth, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer  
Deputy 302 Pkg ID 1159622C

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

# Minor Subdivision Survey for: ECUMEN



OCT 24 2016

**EXISTING PROPERTY DESCRIPTION**

All of Mann's Addition to St. Anthony Park North, together with the vacated portions of streets and alleys accruing thereto, according to the recorded plat thereof, Ramsey County, Minnesota;  
 LESS AND EXCEPT that part of Lots 1 and 2, Block 1, Mann's Addition to St. Anthony Park North, that lies North of a line drawn 51.60 feet South of and parallel with the north line of said Lot 1 and East of a line drawn 122.98 feet West of and parallel with the east line of said Lot 1.  
 ALSO EXCEPT that part taken for Como Avenue.

**LEGEND**

- 1/2" Iron Monument Marked by License No. 43414 unless otherwise noted
- Iron Monument Set and Marked by License No. 22036

Conveyance of land described by this instrument to hereby approved and to be certified in recording and subdividing.

CITY OF SAINT PAUL  
 Paul Duberstein, Mayor  
 Planning Administrator

*see conditions*  
 approval of lot split only, not for building placement. This lot split approval does not constitute approval of buildings or use of the site.

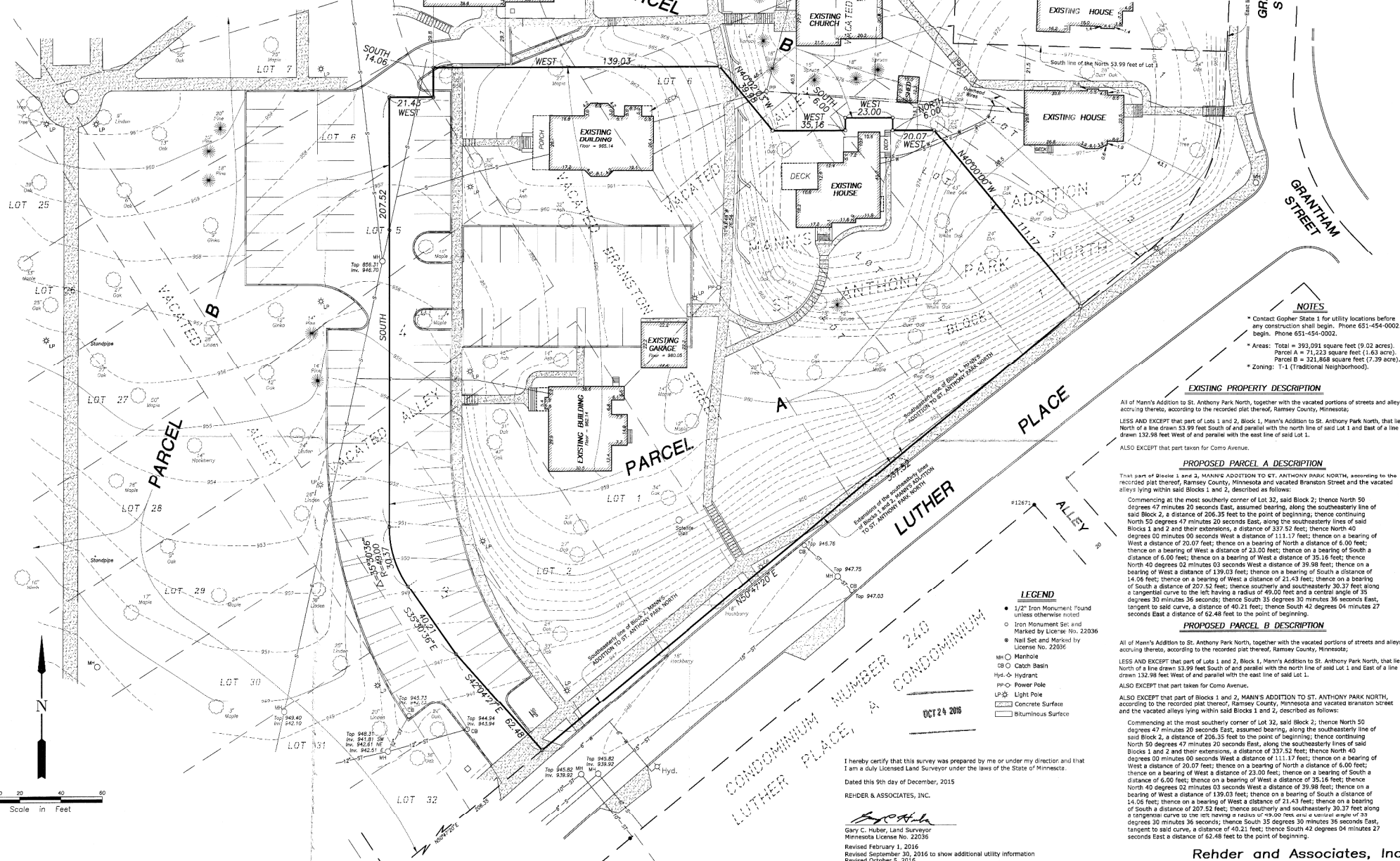
I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 Dated this 9th day of December, 2015  
 REHDER & ASSOCIATES, INC.

Gary C. Huber, Land Surveyor  
 Minnesota License No. 22036  
 Revised February 1, 2016  
 Revised August 29, 2016  
 Revised October 5, 2016  
 Revised October 24, 2016

- subject to the following conditions:
1. Recording an easement for the public sidewalk along Luther Place, and providing a copy of the recorded sidewalk easement to the Dept. of Public Works (attn: Terri Vasquez, 651-266-6217); and
  2. Recording the declaration of easements for parking lot and Fire Department access, sanitary sewers, and storm water management that you have provided for our review, and providing copies of the recorded declaration of easements to the Dept. of Public Works and the Dept. of Public Works Sewer Utility (attn: Anca Sima, 651-266-6337).

**Rehder and Associates, Inc.**  
 CIVIL ENGINEERS AND LAND SURVEYORS  
 3440 Federal Drive • Suite 110 • Eden, Minnesota • Phone (952) 492-5051

# Minor Subdivision Survey for: ECUMEN



**NOTES**

- \* Contact Gopher State 1 for utility locations before any construction shall begin. Phone 651-454-0002. begin. Phone 651-454-0002.
- \* Acre: Total = 293,091 square feet (0.02 acres). Parcel A = 71,223 square feet (1.63 acre). Parcel B = 221,868 square feet (7.39 acre).
- \* Zoning: T-1 (Traditional Neighborhood).

**EXISTING PROPERTY DESCRIPTION**

All of Mann's Addition to St. Anthony Park North, together with the vacated portions of streets and alleys according thereto, according to the recorded plat thereof, Ramsey County, Minnesota;

LESS AND EXCEPT that part of Lots 1 and 2, Block 1, Mann's Addition to St. Anthony Park North, that lies North of a line drawn 53.99 feet South of and parallel with the north line of said Lot 1 and East of a line drawn 132.98 feet West of and parallel with the east line of said Lot 1.

ALSO EXCEPT that part taken for Como Avenue.

**PROPOSED PARCEL A DESCRIPTION**

That part of Block 1 and 2, MANN'S ADDITION TO ST. ANTHONY PARK NORTH, according to the recorded plat thereof, Ramsey County, Minnesota and vacated Brunston Street and the vacated alleys lying within said Blocks 1 and 2, described as follows:

Commencing at the most southerly corner of Lot 32, said Block 2; thence North 50 degrees 47 minutes 20 seconds East, assumed bearing, along the southeasterly line of said Block 2, a distance of 206.35 feet to the point of beginning; thence continuing North 50 degrees 47 minutes 20 seconds East, along the southeasterly lines of said Blocks 1 and 2 and their extensions, a distance of 337.52 feet; thence North 40 degrees 00 minutes 00 seconds West a distance of 111.17 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of North a distance of 6.00 feet; thence on a bearing of West a distance of 23.00 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 21.43 feet; thence on a bearing of North 40 degrees 02 minutes 03 seconds West a distance of 39.98 feet; thence on a bearing of West a distance of 139.03 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of South 30 degrees 30 minutes 36 seconds East, tangent to said curve, a distance of 40.21 feet; thence South 42 degrees 04 minutes 27 seconds East a distance of 62.48 feet to the point of beginning.

**PROPOSED PARCEL B DESCRIPTION**

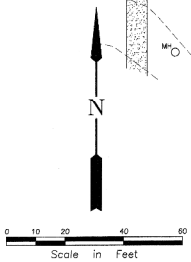
All of Mann's Addition to St. Anthony Park North, together with the vacated portions of streets and alleys according thereto, according to the recorded plat thereof, Ramsey County, Minnesota and vacated Brunston Street and the vacated alleys lying within said Blocks 1 and 2, described as follows:

Commencing at the most southerly corner of Lot 32, said Block 2; thence North 50 degrees 47 minutes 20 seconds East, assumed bearing, along the southeasterly line of said Block 2, a distance of 206.35 feet to the point of beginning; thence continuing North 50 degrees 47 minutes 20 seconds East, along the southeasterly lines of said Blocks 1 and 2 and their extensions, a distance of 337.52 feet; thence North 40 degrees 00 minutes 00 seconds West a distance of 111.17 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of North a distance of 6.00 feet; thence on a bearing of West a distance of 23.00 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 21.43 feet; thence on a bearing of North 40 degrees 02 minutes 03 seconds West a distance of 39.98 feet; thence on a bearing of West a distance of 139.03 feet; thence on a bearing of South a distance of 14.06 feet; thence on a bearing of West a distance of 20.07 feet; thence on a bearing of South 30 degrees 30 minutes 36 seconds East, tangent to said curve, a distance of 40.21 feet; thence South 42 degrees 04 minutes 27 seconds East a distance of 62.48 feet to the point of beginning.

- LEGEND**
- 1/2" Iron Monument Found unless otherwise noted
  - Iron Monument Set and Marked by License No. 22036
  - Nail Set and Marked by License No. 22036
  - MH Manhole
  - CB Catch Basin
  - Hyd. Hydrant
  - PP Power Pole
  - LP Light Pole
  - Concrete Surface
  - Bituminous Surface

CONDOMINIUM NUMBER 240  
LUTHER PLACE, & CONDOMINIUM

OCT 24 2016



SHEET 2 OF 2 SHEETS

Most southerly corner of Lot 32, Block 2, MANN'S ADDITION TO ST. ANTHONY PARK NORTH

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 9th day of December, 2015

REHDER & ASSOCIATES, INC.

*Greg C. Holder*

Greg C. Holder, Land Surveyor  
Minnesota License No. 22036

Revised February 1, 2016  
Revised September 30, 2016 to show additional utility information  
Revised October 5, 2015  
Revised October 24, 2016

**Rehder and Associates, Inc.**

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

JOB: 154-2872.010