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Office of the County Recorder
Ramsey County, Minnesota
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Deputy 706 Pkg ID 1161556C

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

Certificate of Survey

Prepared for: Brad Koland

EXISTING PROPERTY DESCRIPTION

Lot 5, Block 2, MIDWAY ACRES, According to the plat of record thereof, Ramsey County, Minnesota

PROPOSED PROPERTY DESCRIPTION

PARCEL A

That part of Lot 5, Block 2, MIDWAY ACRES, According to the plat of record thereof, Ramsey County, Minnesota, lying northerly of the following described line:

Commencing at the northeast corner of said Lot 5, Block 2; thence South 21 degrees 46 minutes 24 seconds West, assumed bearing, along the east line of said Lot 5, a distance of 60.35 feet to the point of beginning of the line to be described; thence South 88 degrees 40 minutes 25 seconds West, a distance of 270.74 feet, more or less, to the westerly line of said Lot 5 and said line there terminating.

Subject to easements, restrictions, or reservations of record, if any.

PARCEL B

That part of Lot 5, Block 2, MIDWAY ACRES, According to the plat of record thereof, Ramsey County, Minnesota, lying southerly of the following described line:

Commencing at the northeast corner of said Lot 5, Block 2; thence South 21 degrees 46 minutes 24 seconds West, assumed bearing, along the east line of said Lot 5, a distance of 60.35 feet to the point of beginning of the line to be described; thence South 88 degrees 40 minutes 25 seconds West, a distance of 270.74 feet, more or less, to the westerly line of said Lot 5 and said line there terminating.

Subject to easements, restrictions, or reservations of record, if any.

PROPOSED EASEMENT DESCRIPTIONS

EASEMENT AREA OVER PARCEL A

A 6 foot wide non-exclusive easement for drainage & utility purposes over, under, and across all that part of Lot 5, Block 2, MIDWAY ACRES, Ramsey County, Minnesota, lying 6 feet to the right of, as measured at right angles to, the following described line:

Beginning at the northwest corner of said Lot 5; thence easterly along the north line of said Lot 5, a distance of 307.79 feet to the east line thereof; thence southerly along said east line a distance of 60.35 feet; thence westerly, deflecting to the right 66 degrees 54 minutes 00 seconds, a distance of 270.74 feet, more or less, to the west line of said Lot 5 and said line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate at the west line of said Lot 5.

EASEMENT AREA OVER PARCEL B

A 6 foot wide non-exclusive easement for drainage & utility purposes over, under, and across all that part of Lot 5, Block 2, MIDWAY ACRES, Ramsey County, Minnesota, lying 6 feet to the left of, as measured at right angles to, the following described line:

Beginning at the most southerly corner of said Lot 5; thence northerly along the east line of said Lot 5, a distance of 244.52 feet, more or less, to a point on said east line distant 60.35 feet south of the northeast corner of said Lot 5, as measured along said east line; thence westerly, deflecting to the left 113 degrees 06 minutes 00 seconds, a distance of 270.74 feet, more or less, to the west line of said Lot 5 and said line there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate at the south and west lines of said Lot 5.

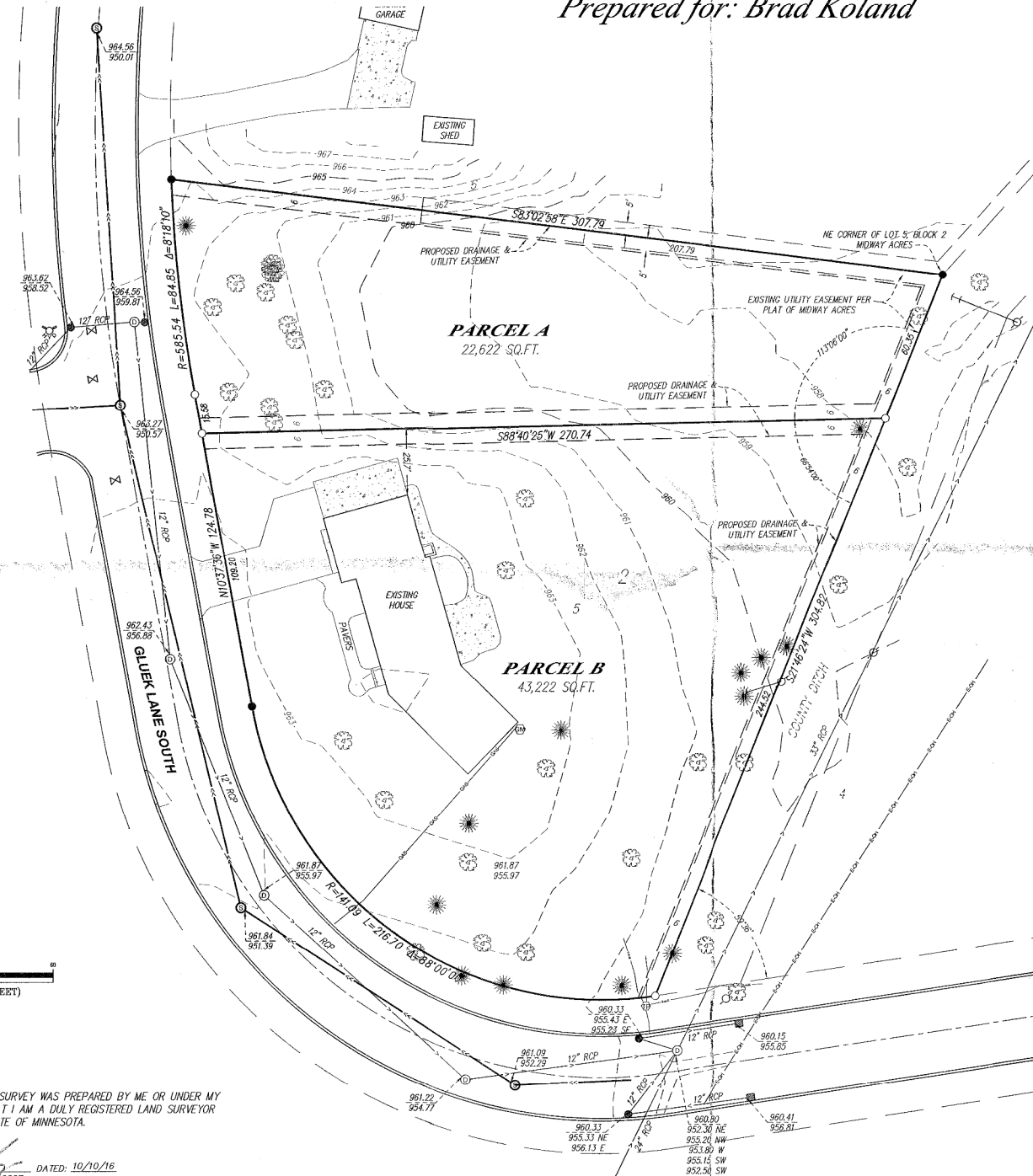
LEGEND

- EOH—EOH— DENOTES OVERHEAD ELECTRIC
- UGS—UGS— DENOTES UNDERGROUND GAS
- TUR—TUR— DENOTES UNDERGROUND TELEVISION
- SS—SS— DENOTES SANITARY SEWER
- SS—SS— DENOTES STORM SEWER
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- ⊗ DENOTES TOP NUT HYDRANT
- ⊗ DENOTES WATER VALVE
- ⊗ DENOTES POWER POLE
- ⊗ DENOTES TELEPHONE PEDESTAL
- ⊗ DENOTES GAS METER
- ⊗ DENOTES DECIDUOUS TREE
- ⊗ DENOTES CONIFEROUS TREE

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320 3rd Ave NE, Suite 100 | Cambridge, MN 55003 | 953.086.4842



CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY 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.

Kyle J. Ropdy
 KYLE J. ROPDY, MN LIC. NO. 42627
 DATED: 10/10/16
 Revised 10/20/16 - Added 6" Drainage & Utility Easements