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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 504 Pkg ID 1164017M

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

LOT DIVISION FOR:
JOHN AND MAUREEN HERNANDEZ

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
3601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522
Surveyors Certificate

INVOICE NO. 84170
F.B.NO. 1082-50
SCALE: 1" = 20'

- Denotes found monument. Type and size as shown hereon.
- Denotes 1/2 inch by 1/4 inch iron pipe monument set and marked by license number 24992.
- Denotes Existing Contour
- Denotes Existing Elevation

Basis for bearings is assumed

Property located in Section 7, Township 28, Range 22, Ramsey County, Minnesota.
Property Address: 646 Cherokee Ave., St. Paul, MN
Benchmark: Top nut of hydrant located at Cherokee Ave. & King Street
Elevation = 243.13 feet (City of St. Paul datum)

EXISTING LEGAL DESCRIPTION: (from County Tax Records)
Lots 9, 10, 11 and 12, Block 2, Langevin's Fifth Addition, Ramsey County, Minnesota. Together with that part of Lot C and all of Lot D excepting the Southerly 18 feet thereof lying Westerly of a line parallel with and 8 feet West from extended East line of Lot E, in Ottawa Addition, Ramsey County, Minnesota. Together with that part of Lot 4, Block 35, Banning and Oliver's Addition to West St. Paul which lies North of Lot C said Ottawa Addition. Subject to right of way for alley purposes to the owners of abutting property.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A: (Area of parcel 9786 sq.ft)
That part of the following described parcel which lies North of a line drawn parallel to and 40 feet North of the South line (and its easterly extension) of Lot 12, Block 2, Langevin's Fifth Addition, Ramsey County, Minnesota.
Said parcel being described as follows:
Lots 9, 10, 11 and 12, Block 2, Langevin's Fifth Addition, Ramsey County, Minnesota. Together with that part of Lot C and all of Lot D excepting the Southerly 18 feet thereof lying Westerly of a line parallel with and 8 feet West from extended East line of Lot E, in Ottawa Addition, Ramsey County, Minnesota. Together with that part of Lot 4, Block 35, Banning and Oliver's Addition to West St. Paul which lies North of Lot C said Ottawa Addition. Subject to right of way for alley purposes to the owners of abutting property.

PARCEL B: (Area of parcel 7633 sq.ft)
That part of the following described parcel which lies South of a line drawn parallel to and 40 feet North of the South line (and its easterly extension) of Lot 12, Block 2, Langevin's Fifth Addition, Ramsey County, Minnesota.
Said parcel being described as follows:
Lots 9, 10, 11 and 12, Block 2, Langevin's Fifth Addition, Ramsey County, Minnesota. Together with that part of Lot C and all of Lot D excepting the Southerly 18 feet thereof lying Westerly of a line parallel with and 8 feet West from extended East line of Lot E, in Ottawa Addition, Ramsey County, Minnesota. Together with that part of Lot 4, Block 35, Banning and Oliver's Addition to West St. Paul which lies North of Lot C said Ottawa Addition. Subject to right of way for alley purposes to the owners of abutting property.

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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.
Surveyed this 20th day of August 2016.
Revised 1-25-2016 City comments

RECEIVED
FEB - 2 2016
BY: _____

Signed *Gregory R. Frasch*
Gregory R. Frasch, Minn. Reg. No. 24992

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

CITY OF SAINT PAUL
By *Paul Suberiel* 2/26/16
for Planning Administrator Date
approval of lot split only; not for building placement. This lot split approval does not constitute approval of buildings or uses of this site.

PORTION OF PROPERTY USED FOR ALLEY BY ADJOINING OWNERS. ALLEY IS MENTIONED ON CERTIFICATE OF TITLE DESCRIPTION BUT A DOCUMENT WITH A SPECIFIC DESCRIPTION OF ALLEY DOES NOT APPEAR IN THE MEMORIALS.

Rev	Drawn By: JJS
	File Name: LF-10-12-21b108250lv84170.dwg

