



Doc No **A04671839**

Certified, filed and/or recorded on
Aug 11, 2017 4:18 PM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 702 Pkg ID 1203919C

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

ADVANCE SURVEYING & ENGINEERING CO.
 5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADV SUR.COM

SURVEY FOR: **HOUA LEE, TIA LEE, JER LEE, JERRY KONG LEE & MAY SIA VANG**

SURVEYED: November 12, 2015 DRAFTED: November 17, 2015
 REVISED: April 14, 2016, to show proposed lot split.
 REVISED: September 15, 2016, to show proposed drainage & utility easements.
 REVISED: April 11, 2017, to show added names.
 REVISED: June 1, 2017, to change easement per city.

ADDRESS OF ORIGINAL PARCEL:
 1525 Sterling St S, Maplewood, Mn

LEGAL DESCRIPTION OF ORIGINAL PARCELS:

Parcel A: All that part of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

Parcel B: The North 55 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Southeastly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

Parcel C: That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying North of the South 930 feet, lying South of the North 55 feet of said Southeast Quarter of the Southwest Quarter, and lying Easterly of the Southeastly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

PROPOSED LEGAL DESCRIPTION OF PARCEL 1:

The North 292 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

PROPOSED LEGAL DESCRIPTION OF PARCEL 2:

The South 220 feet of the North 512 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

PROPOSED LEGAL DESCRIPTION OF PARCEL 3:

The South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, except the North 512 feet, lying Easterly of the Easterly right-of-way line of Interstate 494.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying North of the South 930 feet, and lying Easterly of the Southeastly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the above legal description were furnished. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey, have been shown.
2. We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.
3. Showing the location of existing improvements we deemed important.
4. Setting new monuments or verifying old monuments to mark the corners of the property.

STANDARD SYMBOLS & CONVENTIONS:

••• Denotes found iron survey monument, unless otherwise shown.

CERTIFICATION:

I hereby certify that this plan, specification, report or 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.

Signature: *Wayne W. Preuhs* Typed Name: Wayne W. Preuhs

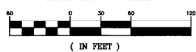
Reg. No.: 43503

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING."

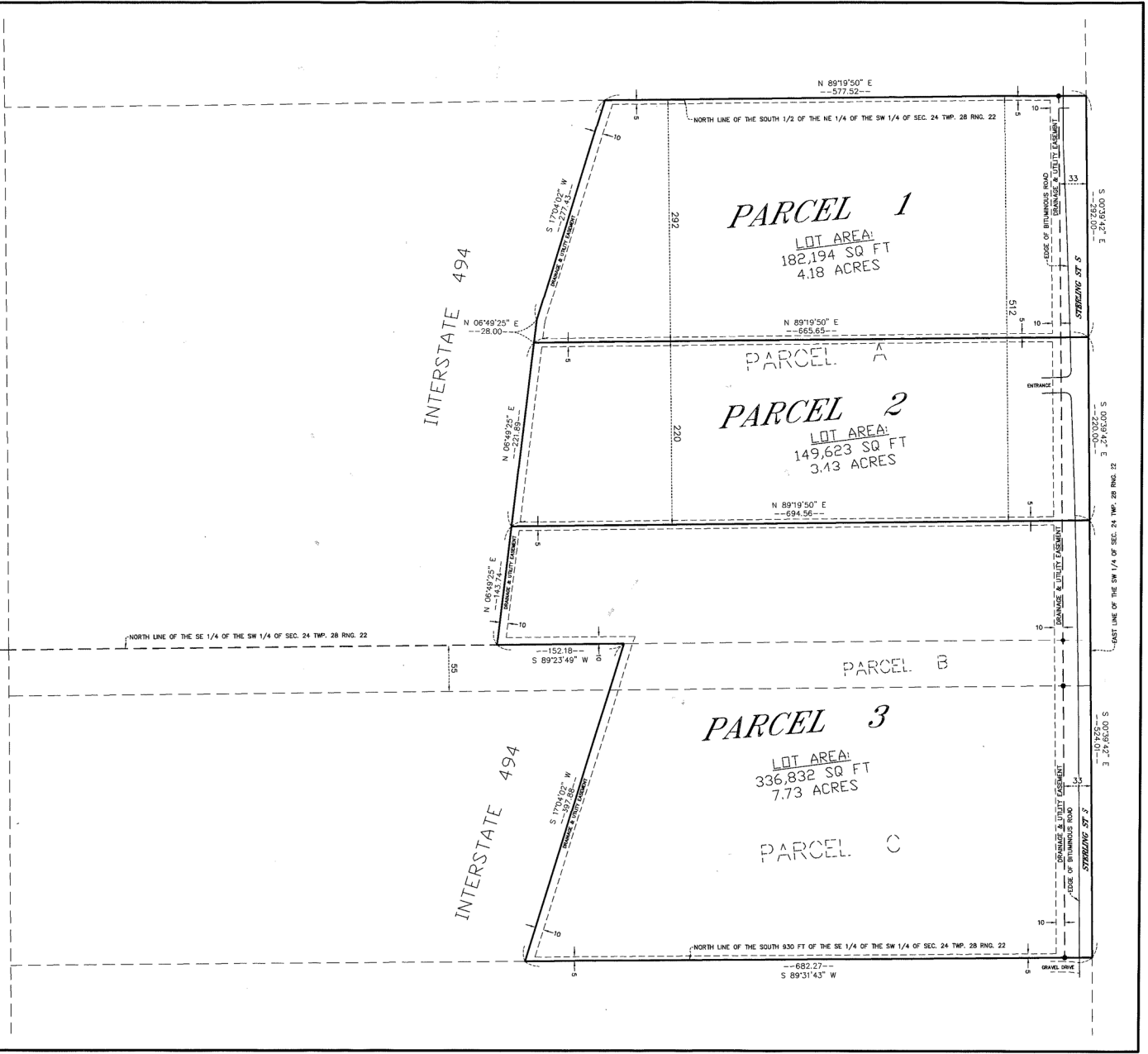
Shann Finwall
 SHANN FINWALL, COMMUNITY DEVELOPMENT
 CITY OF MAPLEWOOD



GRAPHIC SCALE



DWG NO 151148 WP 06 01 2017



242922310016