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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 708 Pkg ID 1208399M

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

LEGAL DESCRIPTION OF 1008 LEXINGTON PARKWAY:
 Lots 11 and 12, Block 41, HAGERMANS SUBDIVISION OF LOT 41, LAKE COMO VILLAS, Ramsey County, Minnesota, subject to Lexington Parkway. Contains 2,731 Sq. Ft.

PROPOSED LEGAL DESCRIPTION OF 1008 LEXINGTON PARKWAY:
 Lots 11 and 12 and that part of Lot 13 lying North of a line parallel with and 48.87 feet North of the South line of Lot 14, all in Block 41, HAGERMANS SUBDIVISION OF LOT 41, LAKE COMO VILLAS, Ramsey County, Minnesota, subject to Lexington Parkway. Contains 3,110 Sq. Ft.

LEGAL DESCRIPTION OF 1004 LEXINGTON PARKWAY:
 Lot 13 and 14, Block 41, HAGERMANS SUBDIVISION OF LOT 41, LAKE COMO VILLAS, Ramsey County, Minnesota, subject to Lexington Parkway. Contains 3,050 Sq. Ft.

PROPOSED LEGAL DESCRIPTION OF 1004 LEXINGTON PARKWAY:
 Lot 14 and that part of Lot 13 lying South of a line parallel with and 48.87 feet North of the South line of said Lot 14, all in Block 41, HAGERMANS SUBDIVISION OF LOT 41, LAKE COMO VILLAS, Ramsey County, Minnesota, subject to Lexington Parkway. Contains 2,671 Sq. Ft.

SCOPE OF WORK & LIMITATIONS:

- Showing the length and direction of boundary lines of the legal description listed above. 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.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:

"•" Denotes 1/2" Inside Diameter iron pipe 14" in length with plastic plug bearing State License Number 42379, set, unless otherwise noted.

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

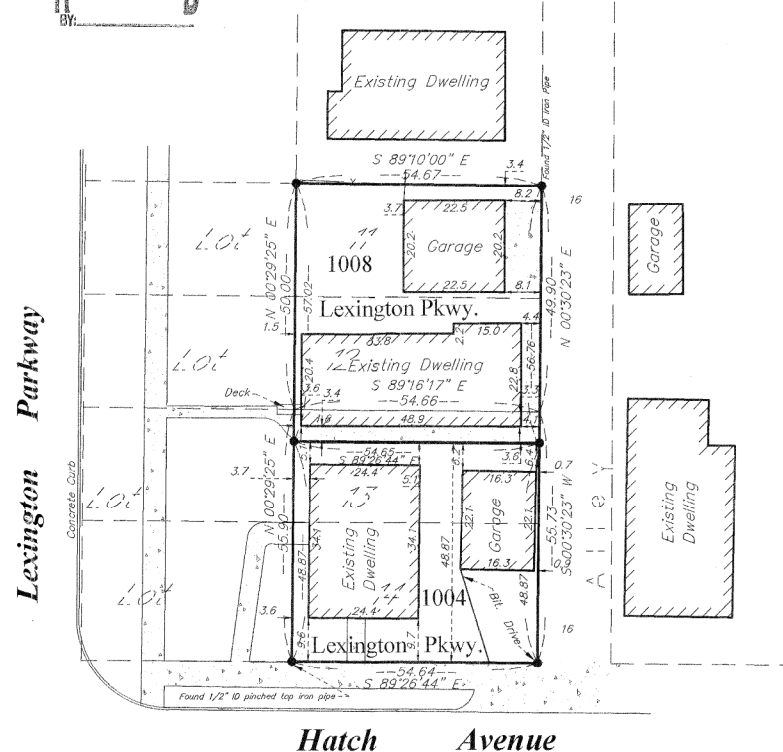
CITY OF SAINT PAUL

By Paul Dalmond 9/6/17
 for Planning Administrator Date

see condition:

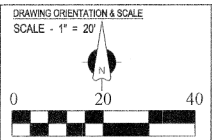
approval of adjustment of common boundary only;
 not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.

subject to the recording of the no build easement on the deed for property at 1008 Lexington Parkway with Ramsey County



LEGEND	
	CATCH BASIN
	FIRE HYDRANT
	POWER POLE
	MANHOLE
	TELEPHONE PED.
	ELEC. TRANSFORMER
	WELL
	GATE VALVE
	LIGHT POLE
	TREE
	FENCE LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	STORM DRAIN LINE
	OVERHEAD JUTY LINE
	CONCRETE SURFACE

DATE	REVISION DESCRIPTION
6/22/17	ADD BUILDING OFFSET DIMENSIONS
6/29/17	ADD MORE BUILDING OFFSET DIMENSIONS
8/30/17	ADD PROPOSED LOT DIMENSIONS
7/17/17	REVISE PER CITY COMMENTS
8/4/17	CHANGE PROPOSED LOT LINE
9/4/17	CORRECT A DIMENSION



CLIENT NAME / JOB ADDRESS
BRIAN & KATHERINE PERRY
 1004 & 1008 LEXINGTON PKWY. N.
 ST. PAUL, MN

Advance
 Surveying & Engineering, Co.
 17017 Highway 7
 Minneapolis, Minnesota 55345
 Phone (652) 474-7904
 Web: www.advance.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT 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.
 Thomas M. Bloom
 # 42379
 License No.
 JUNE 5, 2017
 DATE

DATE SURVEYED: JUNE 5, 2017
 DATE DRAFTED: JUNE 6, 2017

SHEET TITLE
EXISTING CONDITIONS SURVEY
 DRAWING NUMBER
170457 TB REV 9-4

SHEET SIZE: 17 X 22
 SHEET NO.
S1
 SHEET 1 OF 1