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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 703

Pkg ID 1210533C

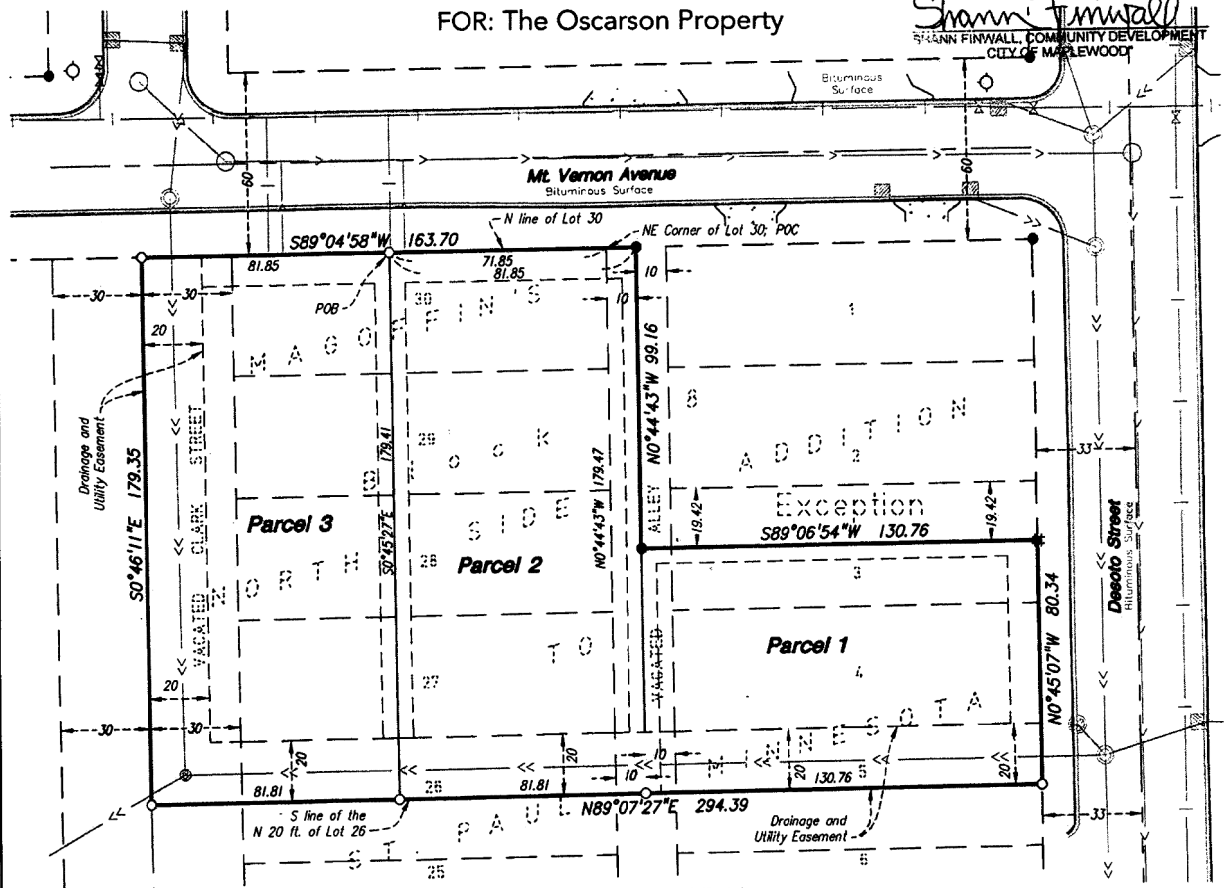
Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

PROPOSED LOT SPLIT

FOR: The Oscarson Property

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

Shawn Finwall
SHAWN FINWALL, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD



PROPOSED PARCEL DESCRIPTIONS

Parcel 1:
Lot 3, except the north 19.42 feet thereof, all of Lot 4, and the north 20.00 feet of Lot 5, Block 8, MAGOFFIN'S NORTH SIDE ADDITION, Ramsey County, Minnesota, together with the east 10.00 feet of the vacated alley lying south of the westerly extension of the south line of said north 19.42 feet of Lot 3 and lying north of the westerly extension of the south line of said north 20.00 feet of said Lot 5.

Parcel 2:
That part of the north 20.00 feet of Lot 26 and Lots 27 to 30, inclusive, Block 8, MAGOFFIN'S NORTH SIDE ADDITION, Ramsey County, Minnesota, lying easterly of the following described line:

Commencing at the northeast corner of said Lot 30; thence on an assumed bearing South 89 degrees 04 minutes 58 seconds West, along the north line of said Lot 30, a distance of 71.85 feet, to the point of beginning of said line to be described; thence South 00 degrees 45 minutes 27 seconds East 179.41 feet to the south line of said north 20.00 feet of Lot 26 and said line there terminating.

Together with the West Half of the vacated alley lying north of the easterly extension of the said south line of the north 20.00 feet of Lot 26 and south of the easterly extension of said north line of Lot 30.

Parcel 3:
That part of the north 20.00 feet of Lot 26 and Lots 27 to 30, inclusive, Block 8, MAGOFFIN'S NORTH SIDE ADDITION, Ramsey County, Minnesota, lying westerly of the following described line:

Commencing at the northeast corner of said Lot 30; thence on an assumed bearing South 89 degrees 04 minutes 58 seconds West, along the north line of said Lot 30, a distance of 71.85 feet, to the point of beginning of said line to be described; thence South 00 degrees 45 minutes 27 seconds East 179.41 feet to the south line of said north 20.00 feet of Lot 26 and said line there terminating.

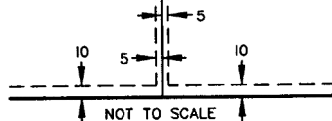
Together with the East Half of vacated Clark Street lying north of the westerly extension of the said south line of the north 20.00 feet of Lot 26 and south of the westerly extension of said north line of Lot 30.

LEGEND

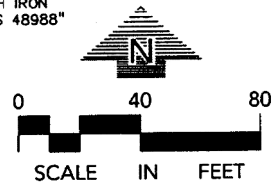
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- UTILITY MANHOLE
- DENOTES IRON MONUMENT FOUND
- DENOTES REBAR MONUMENT FOUND
- DENOTES 1/2 INCH X 14 INCH MONUMENT SET, MARKED "LS 48988"
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING

PARCEL AREAS:
Parcel 1 = 10,503 ± Sq. Ft. or 0.24 ± Acres.
Parcel 2 = 14,684 ± Sq. Ft. or 0.34 ± Acres.
Parcel 3 = 14,679 ± Sq. Ft. or 0.34 ± Acres.
Total = 39,866 ± Sq. Ft. or 0.92 ± Acres.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES.



DRAWN BY: NRS PROJECT NUMBER: 17174

W:\2017\17174\CADD\DATA\SURVEYS\17174-MASTER

I hereby certify that this survey plan 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.

Signed: *Mr. J. H. Heston*
Reg. No.: 48988 Date: 05/05/2017

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SUBMITTAL	
05/05/17	EXHIBIT ISSUED
06/01/17	REVISED EXHIBIT PER COMMENTS
06/29/17	REVISED EASEMENTS AND DESC. FOR PARCEL 1