



Doc No **A04726272**

Certified, filed and/or recorded on
Sep 12, 2018 1:19 PM

Office of the County Recorder
Ramsey County, Minnesota

Susan R Roth, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 308

Pkg ID 1264021E

Document Recording Fee Abstract \$46.00

Document Total **\$46.00**

LEGAL DESCRIPTION:

Lots 9 & 10, Block 12, SUMMIT PARK ADDITION TO ST. PAUL MINNESOTA, Ramsey County, Minnesota, subject to 10 foot alley opening per City of St. Paul Assembly File No. 1225, page 129.

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Site area = 15,889 square feet = 0.365 acres.
4. This survey was made on the ground.
5. No current title work was furnished for the preparation of this survey, legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.

LEGEND

- FOUND IRON
- Set Property Monument (Minn. Reg. No. 23677)
- Concrete Curb
- Fence
- Overhead Electric
- Water
- Gas
- Sanitary Sewer
- Electric Meter
- Power Pole
- Air Conditioning Unit
- Gas Meter

PRINTED
JUL 12 2018
Harry S. Johnson Co
LAND SURVEYORS

PROPOSED LEGAL DESCRIPTION:

PARCEL A:
Lot 10, Block 12, SUMMIT PARK ADDITION TO ST. PAUL MINNESOTA, Ramsey County, Minnesota, subject to 10 foot alley opening per City of St. Paul Assembly File No. 1225, page 129.

PARCEL B:
Lot 9, Block 12, SUMMIT PARK ADDITION TO ST. PAUL MINNESOTA, Ramsey County, Minnesota, subject to 10 foot alley opening per City of St. Paul Assembly File No. 1225, page 129.

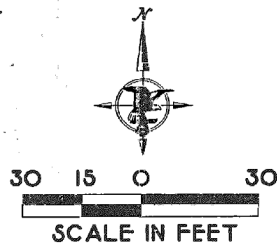
PROPOSED AREA:

PARCEL A: 7,926 square feet = 0.182 acres.
PARCEL B: 7,963 square feet = 0.183 acres.

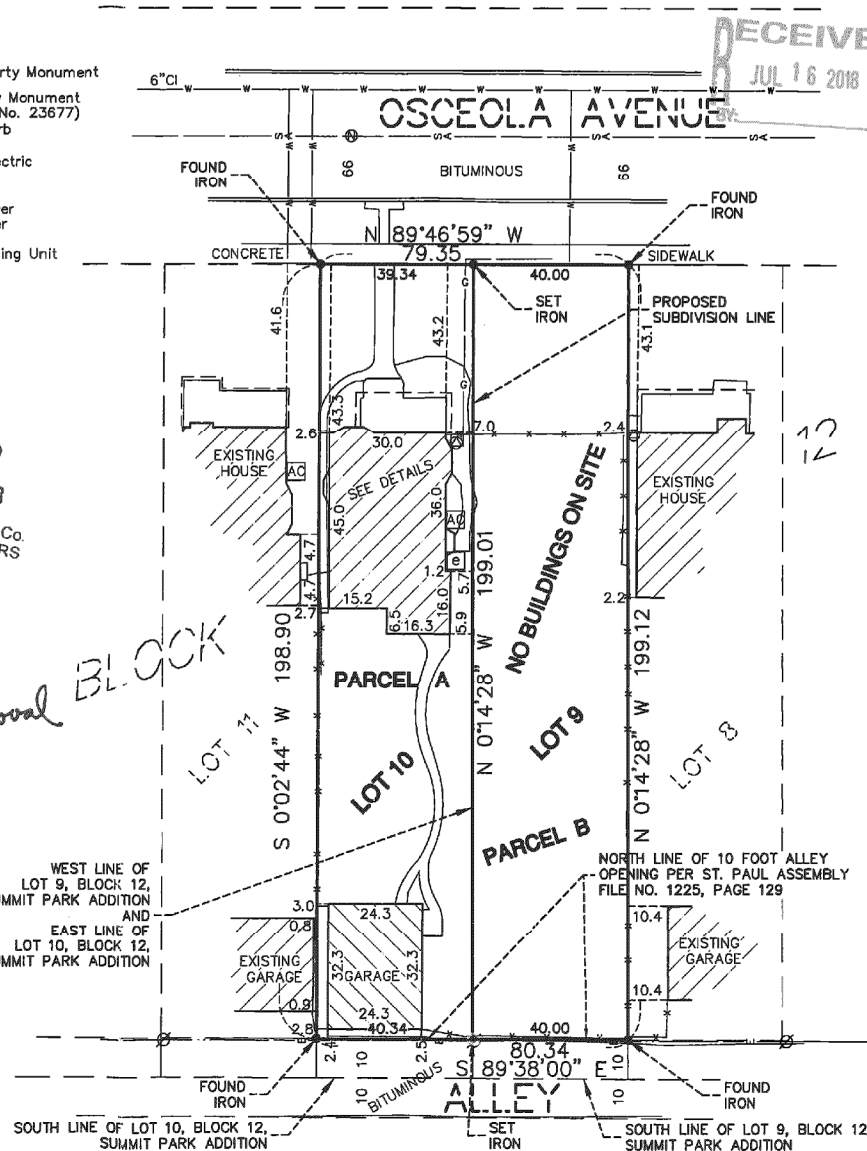
CERTIFICATION:

I hereby certify that this survey, plan 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.

Date: January 22, 2018
Thomas E. Hodorff
Minn. Reg. No. 23677



HOUSE DETAILS:
780 OSCEOLA AVENUE
2-STORY HOUSE
FOOTPRINT AREA = 1,247 SQ. FT.



RECEIVED
JUL 16 2018

HARRY S. JOHNSON CO. INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hjsurveyors.com
Web: www.hjsurveyors.com

LOT CERTIFICATION SURVEY
FOR MINOR SUBDIVISION
FOR:
SCOTT SULLIVAN
SITE: 780 OSCEOLA AVENUE
ST. PAUL, MINNESOTA

Prop No. 1-3-9264MLS 655
Block 15
Sheet No. 2018116 1 OF 1
CAD File: 2018116.DWG
Path: J:\2018116\DWG\

Revision History: 3/21/18 add overhang info, 4/17/18 add alley information

7/12/18 update garage area

CAD File: 2018116.DWG
Path: J:\2018116\DWG\

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

CITY OF SAINT PAUL

Paul DuMoulin 8/22/18
for Planning Administrator ~~Date~~

see condition:

*approval of lot split only; Not for building placement.
This lot split approval does not constitute approval
of buildings or uses of this site.*

subject to removal of the "building overhang" structure connected to the east side of the garage on Lot 10
under a demolition permit issued by the Department of Safety and Inspections (contact Karen Zacho, 651-
266-9084). Removal of the structure must be completed prior to recording the lot split or within six
months of this letter, whichever is later.

Karen Zacho