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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 713

Pkg ID 1265774C

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

CERTIFICATE OF SURVEY

~for~ SCOTT & JANE DEMING
 ~of~ 821 and 831 Tanglewood Drive
 Shoreview, MN

EXISTING LEGAL DESCRIPTIONS

821 TANGLEWOOD: (The warranty deed dated February 20th, 1957, Wilken and Correll Trick to Scott and Jane Deming.)

The East 328.63 feet of the West 492.94 feet of Government Lot 3, Section 14, Township 30, Range 23, excepting therefrom, the following 6 parcels:

(1) The East 105 feet of the West 269.31 feet of the South 283 feet of Government Lot 3, Section 14, Township 30, Range 23, Ramsey County, Minnesota, and (2) The Easterly 100 feet of the Westerly 492.94 feet of the Southerly 283 feet of Government Lot 3, Section 14, Township 30, Range 23, West Ramsey County, Minnesota, and (3) The Easterly 103.63 feet of the Westerly 372.94 feet of the Southerly 283 feet of Government Lot 3, Section 14, Township 30, Range 23, Ramsey County, Minnesota, and (4) That part of Government Lot 3, Section 14, Township 30 North, Range 23 West, lying westerly of a line described as follows: Beginning at a point 685 feet North and 244.31 feet East of the South and West lines respectively of said Lot 3; thence Northerly to a point 1,078 feet North and 264.31 feet East of the South and West lines respectively of said Lot 3; thence continuing Northerly on the prolongation of said described line to the shore of Turtle Lake and there terminating, except the Southerly 683 feet of said Lot 3, and except the Westerly 164.21 feet thereof, Ramsey County, Minnesota, and (5) That part of Government Lot 3, Section 14, Township 30 North, Range 23 West, lying westerly of a line described as follows: Beginning at a point 683 feet North and 244.31 feet East of the South and West lines respectively of said Lot 3; thence Northerly to a point 1,078 feet North and 264.31 feet East of the South and West lines respectively of said Lot 3; thence continuing Northerly on the prolongation of said described line to the shore of Turtle Lake and there terminating, and Westerly of a line described as follows: Beginning at a point 703 feet North and 314.31 feet East of the South and West lines respectively of said Lot 3; thence Northerly to a point 1,078 feet North and 264.31 feet East of the South and West lines respectively of said Lot 3; thence continuing or prolongation of said described line to the shore of Turtle Lake and there terminating, except the Southerly 703 feet of said Government Lot 3, Ramsey County, Minnesota, and (6) The Easterly 66 feet of the Westerly 492.94 feet of Government Lot 3, Section 14, Township 30 North, Range 23 West, except the Southerly 703 feet thereof.

831 TANGLEWOOD: (Per title commitment prepared by Steward Title Guaranty Co., Policy No. 0-9301-00459869, File No. 82725E)

The easterly 103.63 feet of the westerly 372.94 feet of the southerly 283 feet of Government Lot 3, Section 14, Township 30, Range 23, Ramsey County, Minnesota, Subject to County Road 62 and subject to and together with a private road easement over the East 20 feet of the West 392.74 feet of the South 283 feet of said Government Lot 3, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS

PROPOSED PARCEL A:

All that part of the west 492.94 feet of Government Lot 3, Section 14, Township 30 North, Range 23 West, Ramsey County, Minnesota which lies north of the south 703.00 feet thereof, and east of the following described line:

Beginning at a point 703.00 feet north and 314.31 feet east of the south and west lines respectively of said Government Lot 3; thence westerly to a point 346.31 feet east and 1078.00 feet north of the west and south lines respectively of said Government Lot 3; thence continuing or prolongation of said described line to the shore of Turtle Lake and there terminating.

Together with a road easement for ingress and egress over and across the east 20.00 feet of the west 392.94 feet of the south 703.00 feet of said Government Lot 3.

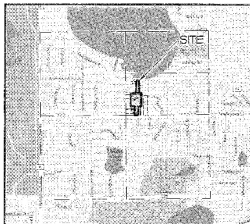
PROPOSED PARCEL B:

The East 328.63 feet of the West 492.94 feet of the South 703.00 feet of Government Lot 3, Section 14, Township 30, Range 23, excepting therefrom, the following 3 parcels:

(1) The East 105 feet of the West 269.31 feet of the South 283 feet of Government Lot 3, Section 14, Township 30, Range 23, Ramsey County, Minnesota, and (2) The Easterly 100 feet of the Westerly 492.94 feet of the Southerly 283 feet of Government Lot 3, Section 14, Township 30 North, Range 23 West, Ramsey County, Minnesota, and (3) That part of the North 20 feet of the South 703 feet of Government Lot 3, Section 14, Township 30 North, Range 23 West lying westerly of a line described as follows: Beginning at a point 685 feet North and 244.31 feet East of the South and West lines respectively of said Lot 3; thence Northerly to a point 1,078 feet North and 264.31 feet East of the South and West lines respectively of said Lot 3; thence continuing Northerly on the prolongation of said described line to the shore of Turtle Lake and there terminating, Ramsey County, Minnesota.

VICINITY MAP

PART OF SEC. 14, TWP. 30, RNG. 23



RAMSEY COUNTY, MINNESOTA
 (NO SCALE)

NOTES

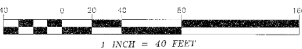
- Field survey was completed by E.G. Ruid and Sons, Inc. on 3/27/18.
- Bearings shown are on Ramsey County datum.
- Due to field work being completed during the winter season there may be improvements in addition to those shown. Final wire not visible due to snow and ice conditions characteristic of Minnesota winters.
- Contours are shown through a combination of LIDAR mapping and field survey data.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 415/78
- E DENOTES ELECTRICAL BOX
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES POWER POLE
- DENOTES WOVEN WIRE FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES OVERHEAD WIRE
- DENOTES CONCRETE SURFACE

NORTH

GRAPHIC SCALE



CONVEYANCE OF THE LAND CO. AGREEMENT RECORDED BY THIS INSTRUMENT WAS APPROVED BY THE BOROUGH OF SHOREVIEW

DATE: 3/27/18

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

APPROVED BY: [Signature]

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BENCHMARK

RAMSEY COUNTY BENCHMARK #9153
 ELEVATION = 898.765 (NAV88)

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.

JASON SLIP
 Date: 3/27/18 License No. 415/8

DRAWN BY: CMB	JOB NO: 18094H	DATE: 3/12/18
CHECKED BY: JER	SCANNED BY:	
1		
2		
3		
NO. DATE	DESCRIPTION	BY
18094BT		

E.G. RUID & SONS, INC.
 Professional Land Surveyors
 6776 Lake Drive NE, Suite 110
 Lino Lakes, MN 55014
 Tel. (651) 361-8200 Fax (651) 361-8701

