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Sep 28, 2018 8:46 AM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 303

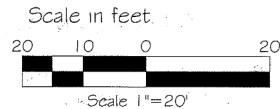
Pkg ID 1267125M

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

The Gregory Group, Inc.
d.b.a.
LOT SURVEYS COMPANY
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522

INVOICE NO. 87363
F.B.NO. 1094-25
SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes 1/2" x 14" Iron Monument with Cap No. 24992
- x000.0 Denotes Existing Elevation



Basis for bearings is assumed

LOT DIVISION FOR:
DAVID HOVDA

Property located in Section 10, Township 28, Range 23,
Ramsay County, Minnesota.

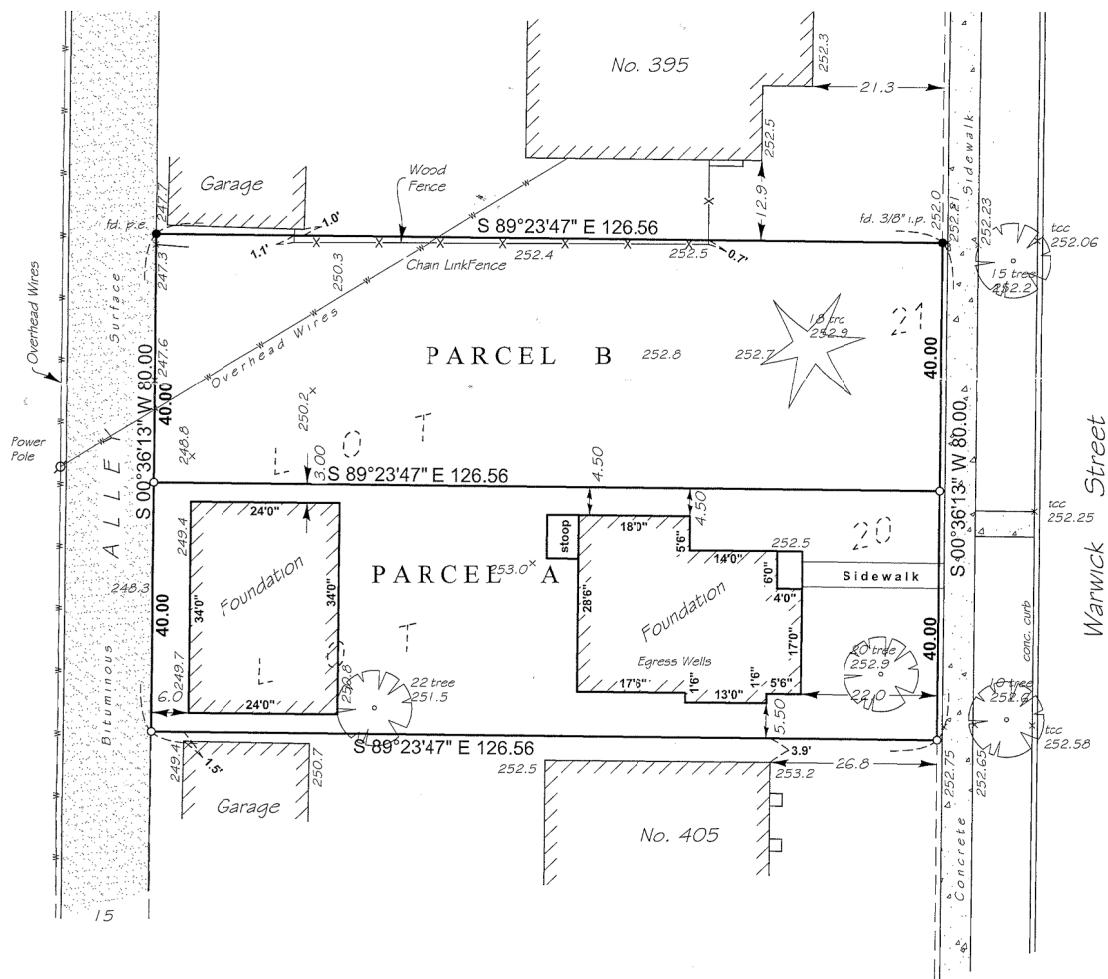
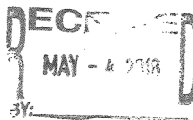
Property Address: 401 Warwick Street, St. Paul, MN

PID No. 10-28-23-23-0074

Benchmark: Top nut of hydrant at Saratoga St. & Palace Ave.
Elevation = 246.25 feet (City of St. Paul datum)

Property Zoned R-4

Building Setback Requirements:
Front - 25' or average of block
Side - 4 feet
Rear - 25 feet



EXISTING LEGAL DESCRIPTION:
Lots 20 and 21, Block 10, SYLVAN PARK ADDITION, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A: (5062.5 sq.ft)
Lot 20, Block 10, SYLVAN PARK ADDITION, Ramsey County, Minnesota.

PARCEL B: (5062.5 sq.ft)
Lot 21, Block 10, SYLVAN PARK ADDITION, Ramsey County, Minnesota.

see reverse for city approval

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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
Prepared this 15th day of March 2018.

Rev	4-13-18 buildings	Drawn By	J. Munson/2018
	5-1-18 set lot corners		

Signed
Gregory R. Prascy, Minn. Reg. No. 24992

GCS File MJ1805097

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

CITY OF SAINT PAUL

By Paul Dubruel 9/10/18
for Planning Administrator Date
see condition :

This is approval of the lot split only, not building or foundation placement.

*This lot split approval does not constitute approval
of buildings or uses of this site*