



Doc No **A04730948**

Certified, filed and/or recorded on
Oct 12, 2018 1:55 PM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 711 Pkg ID 1269552C

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

August 4, 2016

Matthew Vilella
1904 Walnut Street
Lauderdale, MN 55113

Dear Mr. Vilella,

The City of Lauderdale has reviewed the survey prepared by Sunde Land Surveying dated July 20, 2016 for your proposed minor subdivision/lot split. The Lauderdale Subdivision Regulations section 11-1-11: Exemption states the following:

"This Chapter shall not apply to the sale or exchange of small parcels of land to or between adjoining property owners where such sale or exchange does not create an additional lot or space sufficient to construct an additional residence thereon."

Thus, this letter shall serve as a letter of acknowledgement and approval by the City of Lauderdale for the above referenced proposal. Feel free to contact me at (651) 792-7656 or at jim.bownik@ci.lauderdale.mn.us if I can be of further assistance.

Sincerely,

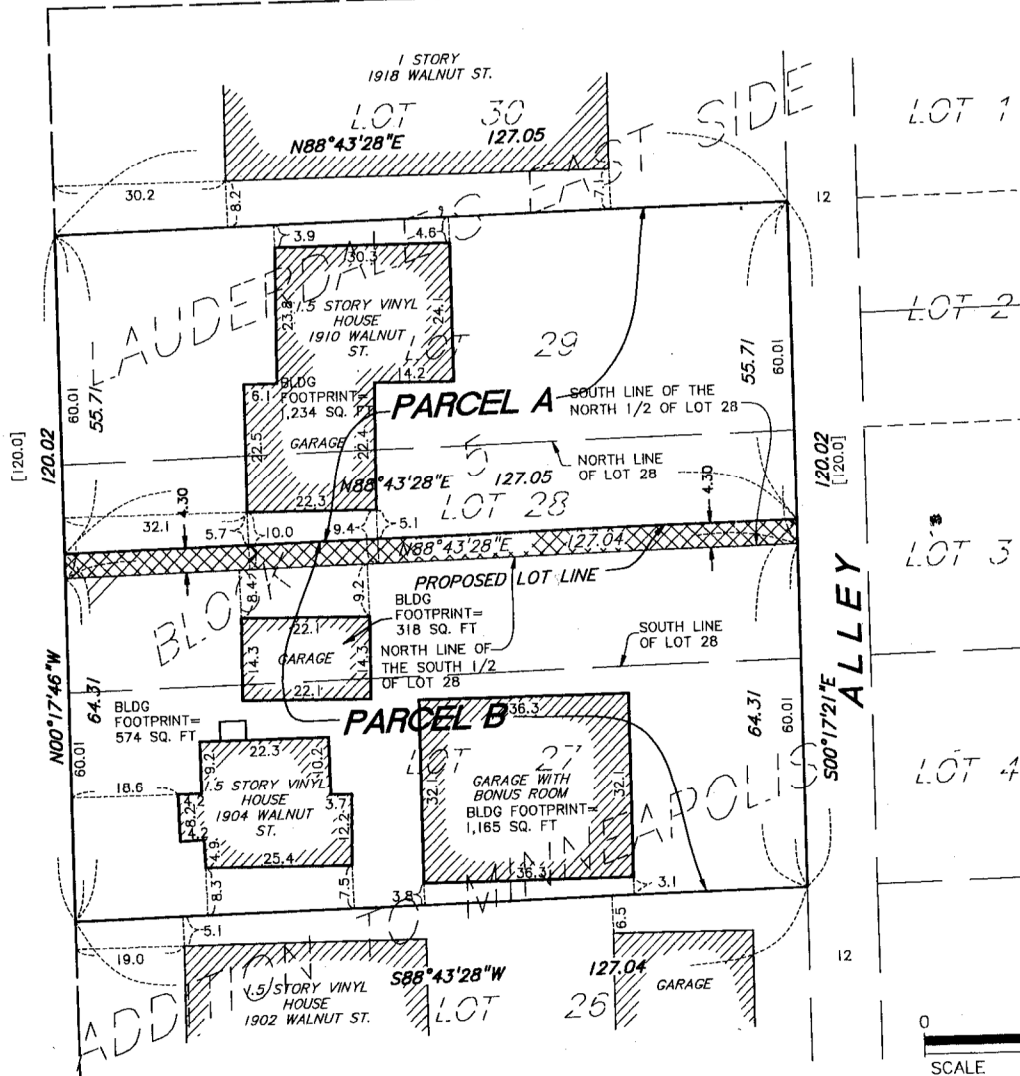


Jim Bownik
Assistant City Administrator

MINOR SUBDIVISION/LOT SPLIT FOR:
MATTHEW VILLELA

ROSELAWN AVENUE W

WALNUT STREET



ORIGINAL DESCRIPTIONS OF PROPERTY

(Per Transfer on Death Deed Doc. No. A04609460)
The North 1/2 of Lot 28 and all of Lot 29, Block 5, Lauderdale's East Side Addition to Minneapolis, according to the plat thereof on file and of record in the Office of the Register of Deeds within and for said County.
Property is located in Ramsey County, Minnesota.

AND

(Per Warranty Deed Doc. No. 4060567)
The South 1/2 of Lot 28 and all of Lot 27, Block 5, Lauderdale's East Side Addition to Minneapolis, Ramsey County, Minnesota.

PROPOSED DESCRIPTION OF PARCEL A

Lot 29 and that part of the north half of Lot 28 lying north of the south 4.30 feet of said north half of Lot 28 all in Block 5, Lauderdale's East Side Addition to Minneapolis, according to the plat thereof, Ramsey County, Minnesota.

PROPOSED DESCRIPTION OF PARCEL B

Lot 27 and the south half of Lot 28 and the south 4.30 feet of the north half of said Lot 28, all in Block 5, Lauderdale's East Side Addition to Minneapolis, according to the plat thereof, Ramsey County, Minnesota.

GENERAL NOTE

1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

AREAS

Original North Lot = 7,623 square feet or 0.175 acres
Original South Lot = 7,622 square feet or 0.175 acres
Proposed Parcel A = 7,077 square feet or 0.162 acres
Proposed Parcel B = 8,169 square feet or 0.188 acres

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.

Dated this 20th day of July, 2016

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



SUNDE
LAND SURVEYING

9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com