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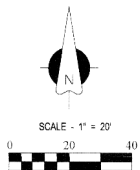
Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	\$46.00

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I HEREBY CERTIFY THAT THIS PLAT, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED AND LICENSED UNDER THE LAWS OF THE STATE OF MINNESOTA

Thomas M. Bloom
42379
LICENSE NO.
JUNE 29, 2018
DATE

DRAWING ORIENTATION & SCALE



CLIENT NAME / JOB ADDRESS

**ERICA
SPADE &
NIGEL
MENDEZ**

1669 & 1667
UPPER AFTON
ROAD

ST. PAUL

BASIS OF BEARING STATEMENT

THE WEST LINE OF LOT 19, AUD. SUB. NO. 55 IS ASSUMED TO HAVE A BEARING OF NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST.

LEGEND

- 1/4" = 1/4" WALL
- 1/4" = 1/4" POST
- 1/4" = 1/4" POWER POLE
- 1/4" = 1/4" WIRELINE
- 1/4" = 1/4" TELEPHONE
- 1/4" = 1/4" ELECT. TRANSFORMER
- 1/4" = 1/4" H.C.
- 1/4" = 1/4" S.A. HOLE
- 1/4" = 1/4" SPLIT HOLE
- 1/4" = 1/4" FENCE LINE
- 1/4" = 1/4" SOUTHWEST QUARTER LINE
- 1/4" = 1/4" EAST LINE
- 1/4" = 1/4" NORTH LINE
- 1/4" = 1/4" NORTHWEST QUARTER LINE

DATE	REVISION DESCRIPTION
7/19/18	UPDATED PER CITY COMMENTS

DATE SURVEYED: JUNE 11, 2018

DATE PLOTTED: JUNE 27, 2018

SHEET TITLE

**LOT SPLIT
SURVEY**

DRAWING NUMBER

180563 REV 7 - 19

SHEET SIZE 22 X 34

SHEET NUMBER

S1

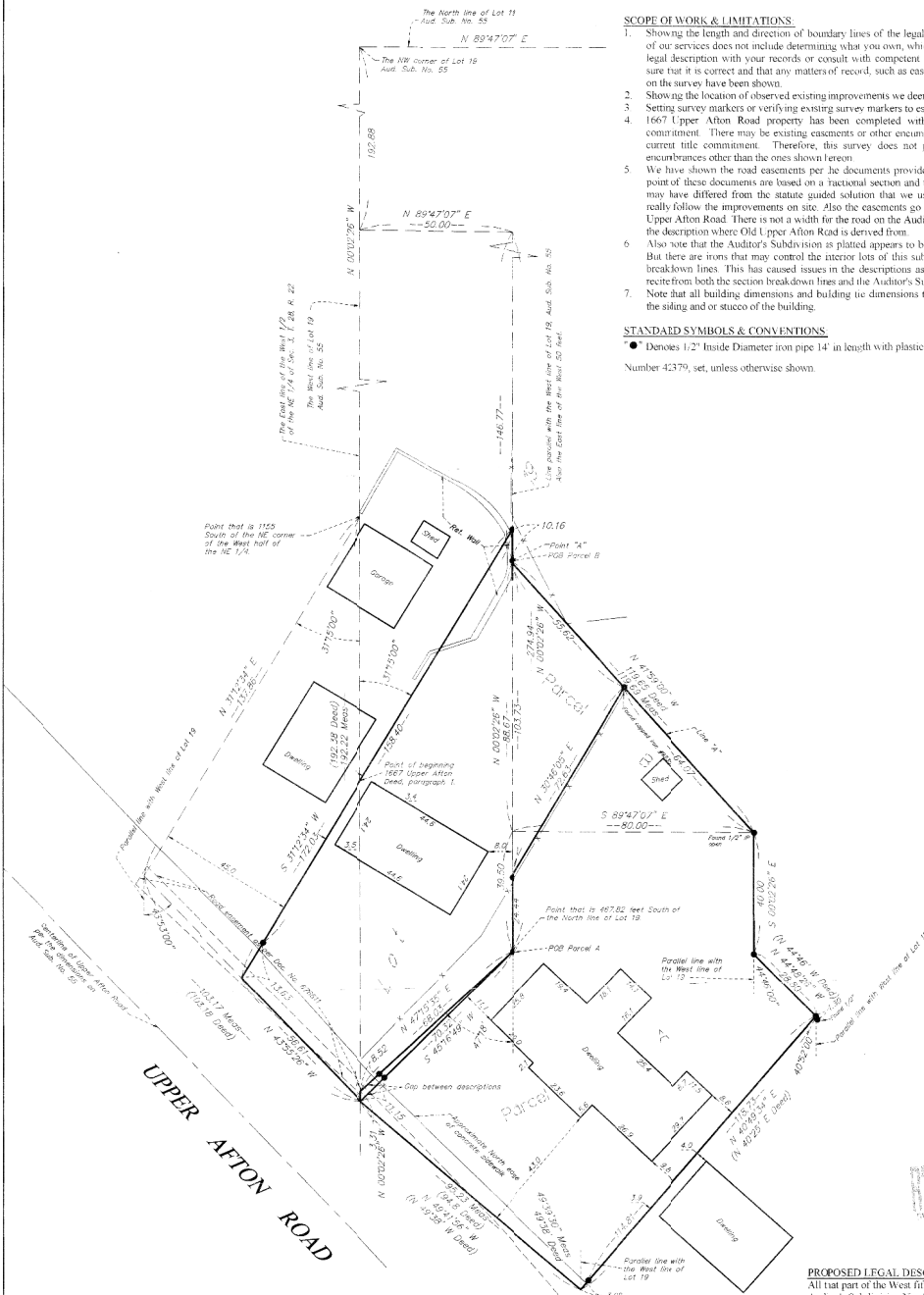
SHEET 1 OF 1

SCOPE OF WORK & LIMITATIONS

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- 1667 Upper Afton Road property has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- We have shown the road easements per the documents provided. It appears as though the starting point of these documents are based on a fractional section and the solution to that fractional section may have differed from the statute guided solution that we use. Therefore those easements don't really follow the improvements on site. Also the easements go back to the northerly line of the old Upper Afton Road. There is not a width for the road on the Auditor's Subdivision and it's not clear in the description where Old Upper Afton Road is derived from.
- Also note that the Auditor's Subdivision as plated appears to be along the subdivided section lines. But there are iron nails that may control the interior lots of this subdivision that differ from the section break-down lines. This has caused issues in the descriptions as the descriptions were provided rectilinear both the section break-down lines and the Auditor's Subdivision.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and/or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS

- Denotes 1/2" Inside Diameter iron pipe 14' in length with plastic plug bearing State License Number 42379, set, unless otherwise shown.



EXISTING LEGAL DESCRIPTION 1669 UPPER AFTON PER TITLE COMMITMENT

Parcel A:
All that part of Lot 19, Auditor's Subdivision No. 55, St. Paul, Minn., described as follows, to-wit: Beginning at the NW corner of said Lot 19; thence South along the West line thereof 192.88 feet; thence East parallel to the North line of said Lot, 50 feet; thence South parallel to the West line 274.94 feet; this being the point of beginning of this tract to be conveyed; thence North parallel to the West line 39.5 feet; thence East parallel to said North line 80 feet; thence South parallel to said West line 40 feet; thence South 44° 46' East 28.8 feet; thence South 49° 52' West 118.73 feet; thence North 49° 38' West 94.8 feet to the West line of said Lot 19; thence North 47° 18' East 68.03 feet to the point of beginning, subject, however, to the Ramsey County Road Easement.

Parcel B:
That part of Lot Nineteen (19), Auditor's Subdivision No. 55 described as follows: Commencing at the Northwest corner of Lot Nineteen (19), thence South along the West line of Lot Nineteen (19) for One Hundred Ninety-two and Eighty-eight Hundredths (192.88) feet, thence East parallel to the North line of Lot Nineteen (19) for Fifty (50) feet; thence South parallel to the West line of Lot Nineteen (19) for One Hundred Forty-six and Seventy-seven Hundredths (146.77) feet to the point of beginning of the property; to be described: thence containing South parallel to the West line of Lot Nineteen (19) for Eighty-eight and Sixty-seven Hundredths (88.67) feet; thence East parallel to the North line of Lot Nineteen (19) for Eighty (80) feet; thence Northwesterly One Hundred Nineteen and Sixty-five Hundredths (119.65) feet to the point of beginning; St. Paul, Minnesota.

EXISTING LEGAL DESCRIPTION 1667 UPPER AFTON PER DEED FROM CLIENT:
All that part of the West fifty (50) feet of Lot nineteen (19), Auditor's Subdivision No. 55, described as follows: Beginning at the intersection of the West line of Lot nineteen (19), and a line drawn forty-five (45) feet Southeast and parallel to the following described line: Commencing at a point on the East line of the West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), a distance of 1155 feet South of the Northeast corner of the said West half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section three (3); thence South 31° 15' West a distance of 137.86 feet to a point; thence South 31° 15' West a distance of 137.86 feet to the intersection with the West line of the Northeast Quarter (NE 1/4) of said Section three (3); thence North a distance of 192.38 feet to the place of beginning; said tract of real estate being situated and located in the Northeast quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), except the Northwesteasterly forty-five (45) feet thereof, according to the United States Government Survey thereof.

AND
Commencing at a point on the East line of the West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), a distance of 1155 feet South of the Northeast corner of the said West half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section three (3); thence South 31° 15' West a distance of 137.86 feet to a point; thence South 31° 15' West a distance of 137.86 feet to the intersection with the West line of the Northeast Quarter (NE 1/4) of said Section three (3); thence North a distance of 192.38 feet to the place of beginning; said tract of real estate being situated and located in the Northeast quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), except the Northwesteasterly forty-five (45) feet thereof, according to the United States Government Survey thereof.

PROPOSED LEGAL DESCRIPTION 1669 UPPER AFTON

Parcel A:
All that part of Lot 19, Auditor's Subdivision No. 55, St. Paul, Minn., described as follows: Beginning at the NW corner of said Lot 19; thence South along the West line thereof 192.88 feet; thence East parallel to the North line of said Lot, 50 feet; thence South parallel to the West line 274.94 feet; this being the point of beginning of this tract to be conveyed; thence North parallel to the West line 39.5 feet; thence East parallel to said North line 80 feet; thence South parallel to said West line 40 feet; thence South 44° 46' East 28.8 feet; thence South 49° 52' West 118.73 feet; thence North 49° 38' West 94.8 feet to the West line of said Lot 19; thence North 47° 18' East 68.03 feet to the point of beginning, subject, however, to the Ramsey County Road Easement.

Parcel B:
That part of Lot Nineteen (19), Auditor's Subdivision No. 55 described as follows: Commencing at the Northwest corner of Lot Nineteen (19), thence South along the West line of Lot Nineteen (19) for One Hundred Ninety-two and Eighty-eight Hundredths (192.88) feet; thence East parallel to the North line of Lot Nineteen (19) for Fifty (50) feet; thence South parallel to the West line of Lot Nineteen (19) for One Hundred Forty-six and Seventy-seven Hundredths (146.77) feet to the point of beginning of the property; to be described: thence containing South parallel to the West line of Lot Nineteen (19) for Eighty-eight and Sixty-seven Hundredths (88.67) feet; thence East parallel to the North line of Lot Nineteen (19) for Eighty (80) feet; thence Northwesterly One Hundred Nineteen and Sixty-five Hundredths (119.65) feet to the point of beginning; St. Paul, Minnesota.

Except that part lying northwesterly of the following described line:
That part of Lot 19, Auditor's Subdivision No. 55 described as follows: Commencing at the Northwest corner of Lot 19; thence South along the West line of Lot 19 for 192.88 feet; thence East parallel to the North line of Lot 19 for 50 feet; thence South parallel to the West line of Lot 19 for 146.77 feet to a point hereinafter referred to as Point "A"; thence containing South parallel to the West line of Lot 19 for 88.67 feet; thence East parallel to the North line of Lot 19 for 80 feet; thence Northwesterly 119.65 feet to Point "A"; this line is hereinafter referred to as Line "A"; thence North parallel to the West line of said Lot 19, a distance of 103.73 feet to the point of beginning of the line to be described; thence northwesterly to a point in Line "A" and point being distant 55.62 feet southwesterly of Point "A" and there terminating.

PROPOSED LEGAL DESCRIPTION 1667 UPPER AFTON

All that part of the West fifty (50) feet of Lot nineteen (19), Auditor's Subdivision No. 55, described as follows: Beginning at the intersection of the West line of Lot nineteen (19), and a line drawn forty-five (45) feet Southeast and parallel to the following described line: Commencing at a point on the East line of the West one-half of the Northeast Quarter (W 1/2 NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), a distance of 1155 feet South of the northeast corner of the West one-half of said Northeast Quarter (W 1/2 NE 1/4); thence South 31° 15' West a distance of 137.86 feet to a point and there terminating; from said intersection thence Northwesterly 31° 15' East to the intersection of the East line of the West fifty (50) feet of Lot nineteen (19); thence South along the East line of the West fifty (50) feet of Lot nineteen (19) to a point 467.82 feet South of the North line of said Lot nineteen (19); thence Southwesterly at angles of 47° 18' to the right to the intersection with the West line of said Lot nineteen (19); thence North along the West line of said Lot nineteen (19) to the point of beginning.

AND
Commencing at a point on the East line of the West one-half (W 1/2) of the Northeast Quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), a distance of 1155 feet South of the Northeast corner of the said West half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section three (3); thence South 31° 15' West a distance of 137.86 feet to a point; thence South 31° 15' West a distance of 137.86 feet to the East line of the West half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section three (3); thence North a distance of 192.38 feet to the place of beginning; said tract of real estate being situated and located in the Northeast quarter (NE 1/4) of Section three (3), Township twenty-eight (28), Range twenty-two (22), except the Northwesteasterly forty-five (45) feet thereof, according to the United States Government Survey thereof.

AND
That part of Lot 19, Auditor's Subdivision No. 55 described as follows: Commencing at the Northwest corner of Lot 19; thence South along the West line of Lot 19 for 192.88 feet; thence East parallel to the North line of Lot 19 for 50 feet; thence South parallel to the West line of Lot 19 for 146.77 feet to a point hereinafter referred to as Point "A"; thence containing South parallel to the West line of Lot 19 for 88.67 feet; thence East parallel to the North line of Lot 19 for 80 feet; thence Northwesterly 119.65 feet to Point "A"; this line is hereinafter referred to as Line "A"; thence South parallel to the West line of said Lot 19, a distance of 103.73 feet to the point of beginning of the tract to be described; thence northwesterly to a point in Line "A" and point being distant 55.62 feet southwesterly of Point "A"; thence northwesterly to Point "A"; thence southerly to the point of beginning.