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# CERTIFICATE OF SURVEY

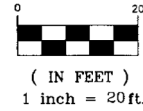
PROPERTY ADDRESS: 1844 PHALEN PLACE NORTH, MAPLEWOOD

FOR: KEVIN TRAMM  
(SHEET 1 OF 2)

## EXISTING LEGAL DESCRIPTION

Lots Eighteen (18), Nineteen (19), and Twenty (20), Block Seven (7), Kavanaugh and Dawson's Addition to Gladstone; and Lot One (1), Block Two (2), Lakeside Park, Ramsey County, Minnesota, all according to the recorded plats thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and the West 1/2 of the vacated alley adjacent thereto.

(SEE SHEET 2 OF 2 FOR PROPOSED LEGALS)

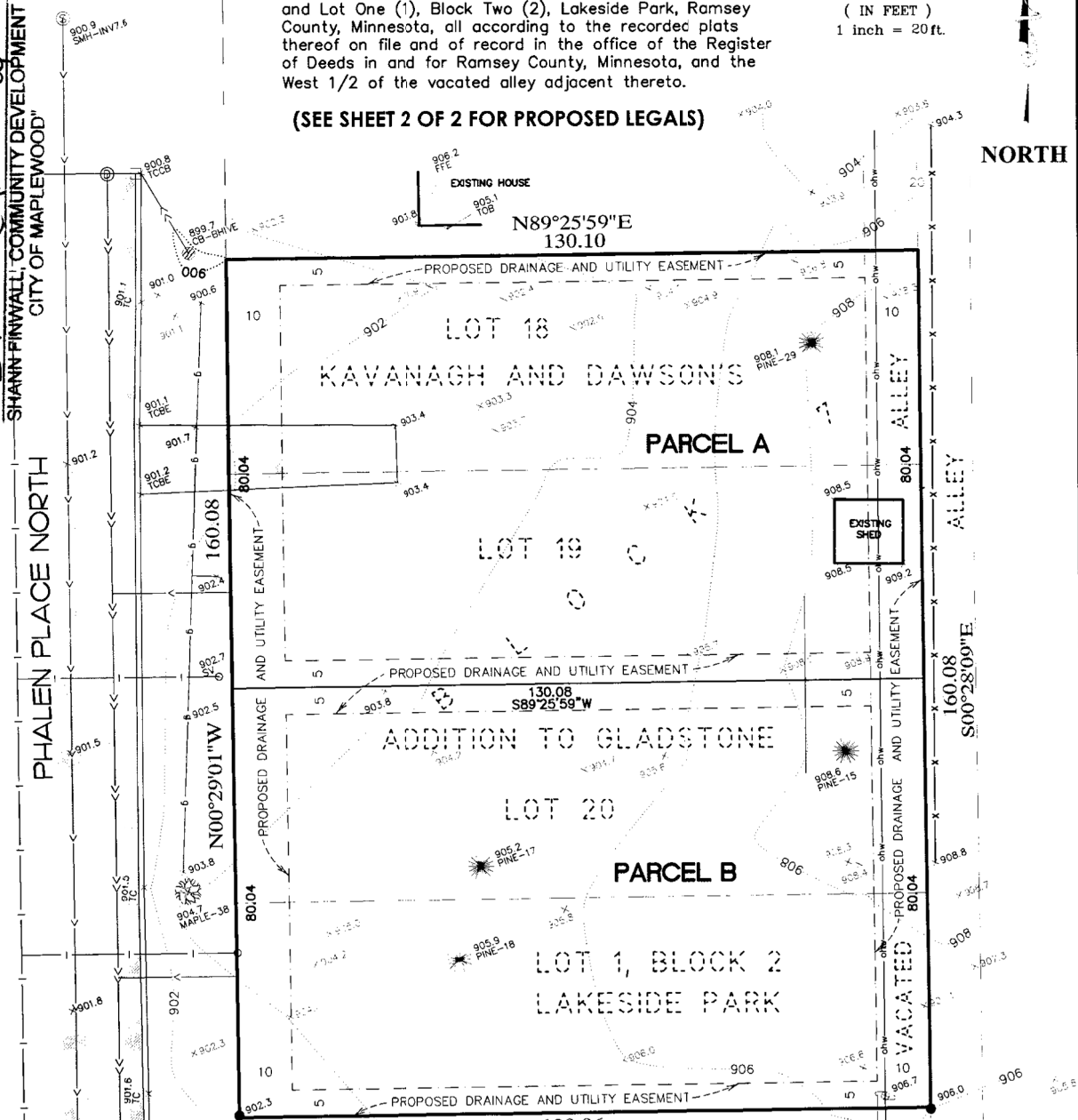


NORTH

CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING

SHAWN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD

PHALEN PLACE NORTH



## LEGEND

- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND
- ▣ DENOTES EXISTING CATCH BASIN
- x1011.2 DENOTES EXISTING ELEVATION
- ▭ DENOTES BITUMINOUS
- x- DENOTES EXISTING FENCE
- |- DENOTES WATERMAIN
- >- DENOTES SANITARY SEWER
- >>- DENOTES STORM SEWER
- ohw- DENOTES OVERHEAD WIRE
- DENOTES EXISTING CONTOUR

## NOTES

- Bearing's shown are on assumed datum.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- This survey was completed Jan. 23rd, 2019 in the middle of the Minnesota snow/winter season. There may be improvements/features in addition to those shown hereon that were not located due to snow/ice cover.

I hereby certify that this plan, survey 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.

*J.P.S.*  
JOSHUA P. SCHNEIDER

JOB #19019

Date: 1-29-19 Reg. No. 44655



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# CERTIFICATE OF SURVEY

PROPERTY ADDRESS: 1844 PHALEN PLACE NORTH, MAPLEWOOD

FOR: KEVIN TRAMM

(SHEET 2 OF 2)

## EXISTING LEGAL DESCRIPTION

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## PROPOSED LEGAL DESCRIPTIONS

### PARCEL A:

Lots Eighteen (18) and Nineteen (19), Block Seven (7), Kavanagh and Dawson's Addition to Gladstone; Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and the West 1/2 of the vacated alley lying adjacent thereto.

### Parcel B:

Lot Twenty (20), Block Seven (7), Kavanagh and Dawson's Addition to Gladstone; and Lot One (1), Block Two (2), Lakeside Park, Ramsey County, Minnesota, all according to the recorded plats thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and the West 1/2 of the vacated alley lying adjacent thereto.

## PROPOSED EASEMENT DESCRIPTIONS

### PARCEL A:

An easement for drainage and utility purposes over, under and across that part of the following described tract of land:

Lots Eighteen (18) and Nineteen (19), Block Seven (7), Kavanagh and Dawson's Addition to Gladstone; Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and the West 1/2 of the vacated alley lying adjacent thereto,

Lying within the North 5.00 feet, the South 5.00 feet, the East 10.00 feet and the West 10.00 feet thereof.

### PARCEL B:

An easement for drainage and utility purposes over, under and across that part of the following described tract of land:

Lot Twenty (20), Block Seven (7), Kavanagh and Dawson's Addition to Gladstone; and Lot One (1), Block Two (2), Lakeside Park, Ramsey County, Minnesota, all according to the recorded plats thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and the West 1/2 of the vacated alley lying adjacent thereto.

Lying within the North 5.00 feet, the South 5.00 feet, the East 10.00 feet and the West 10.00 feet thereof.

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*Shann Finwall*

SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"

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