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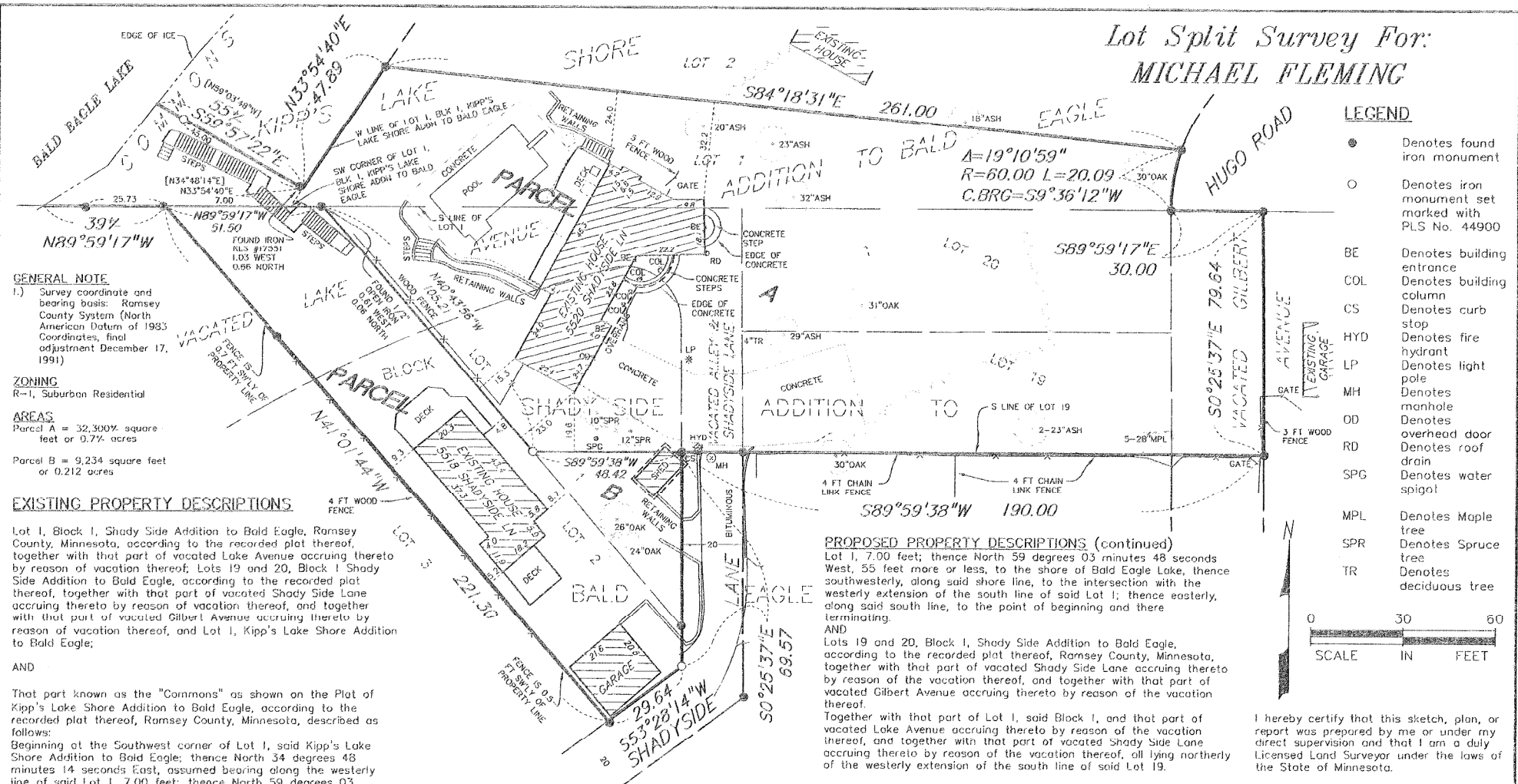
Office of the County Recorder
Ramsey County, Minnesota
Tara J Bach, County Recorder
Christopher A. Samuel, County Auditor and Treasurer

Deputy 713

Pkg ID 1306408C

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

Lot Split Survey For: MICHAEL FLEMING



- LEGEND**
- Denotes found iron monument
 - Denotes iron monument set marked with PLS No. 44900
 - BE Denotes building entrance
 - COL Denotes building column
 - CS Denotes curb stop
 - HYD Denotes fire hydrant
 - LP Denotes light pole
 - MH Denotes manhole
 - OD Denotes overhead door
 - RD Denotes roof drain
 - SPG Denotes water spigot
 - MPL Denotes Maple tree
 - SPR Denotes Spruce tree
 - TR Denotes deciduous tree

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

ZONING
R-1, Suburban Residential

AREAS
Parcel A = 32,300.7 square feet or 0.74 acres
Parcel B = 9,234 square feet or 0.212 acres

EXISTING PROPERTY DESCRIPTIONS

Lot 1, Block 1, Shady Side Addition to Bald Eagle, Ramsey County, Minnesota, according to the recorded plat thereof, together with that part of vacated Lake Avenue accruing thereto by reason of vacation thereof, Lots 19 and 20, Block 1 Shady Side Addition to Bald Eagle, according to the recorded plat thereof, together with that part of vacated Shady Side Lane accruing thereto by reason of vacation thereof, and together with that part of vacated Gilbert Avenue accruing thereto by reason of vacation thereof, and Lot 1, Kipp's Lake Shore Addition to Bald Eagle;

AND
That part known as the "Commons" as shown on the Plat of Kipp's Lake Shore Addition to Bald Eagle, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:
Beginning at the Southwest corner of Lot 1, said Kipp's Lake Shore Addition to Bald Eagle; thence North 34 degrees 48 minutes 14 seconds East, assumed bearing along the westerly line of said Lot 1, 7.00 feet; thence North 59 degrees 03 minutes 48 seconds West, 55 feet more or less, to the shore of Bald Eagle Lake, thence southwesterly, along said shore line, to the intersection with the westerly extension of the south line of said Lot 1; thence easterly, along said south line, to the point of beginning and there terminating.

AND
Lot 2, Block 1, Shady Side Addition to Bald Eagle, Ramsey County, Minnesota, according to the recorded plat thereof, together with so much of Lake Avenue vacated in front of said lot as accrued said lot by reason of vacation thereof.

PROPOSED PROPERTY DESCRIPTIONS
PROPOSED PARCEL A:
Lot 1, Kipp's Lake Shore Addition to Bald Eagle, according to the recorded plat thereof, Ramsey County, Minnesota.
AND
That part known as the "Commons" as shown on the Plat of Kipp's Lake Shore Addition to Bald Eagle, according to the recorded plat thereof, Ramsey County, Minnesota, described as follows:
Beginning at the Southwest corner of Lot 1, said Kipp's Lake Shore Addition to Bald Eagle; thence North 34 degrees 48 minutes 14 seconds East, assumed bearing along the westerly line of said

PROPOSED PROPERTY DESCRIPTIONS (continued)
Lot 1, 7.00 feet; thence North 59 degrees 03 minutes 48 seconds West, 55 feet more or less, to the shore of Bald Eagle Lake, thence southwesterly, along said shore line, to the intersection with the westerly extension of the south line of said Lot 1; thence easterly, along said south line, to the point of beginning and there terminating.
AND
Lots 19 and 20, Block 1, Shady Side Addition to Bald Eagle, according to the recorded plat thereof, Ramsey County, Minnesota, together with that part of vacated Shady Side Lane accruing thereto by reason of the vacation thereof, and together with that part of vacated Gilbert Avenue accruing thereto by reason of the vacation thereof.
Together with that part of Lot 1, said Block 1, and that part of vacated Lake Avenue accruing thereto by reason of the vacation thereof, and together with that part of vacated Shady Side Lane accruing thereto by reason of the vacation thereof, all lying northerly of the westerly extension of the south line of said Lot 19.

PROPOSED PARCEL B:
Lot 2, Block 1, Shady Side Addition to Bald Eagle, together with so much of Lake Avenue vacated in front of said lot as accrued to said lot by reason thereof.
AND
That part of Lot 1, Block 1, Shady Side Addition to Bald Eagle, according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly of the westerly extension of the south line of Lot 19, said Block 1.

I hereby certify that this sketch, 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 26th day of February, 1919
SUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*
Arlee J. Carlson, P.L.S.
Minn. Lic. No. 44900

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