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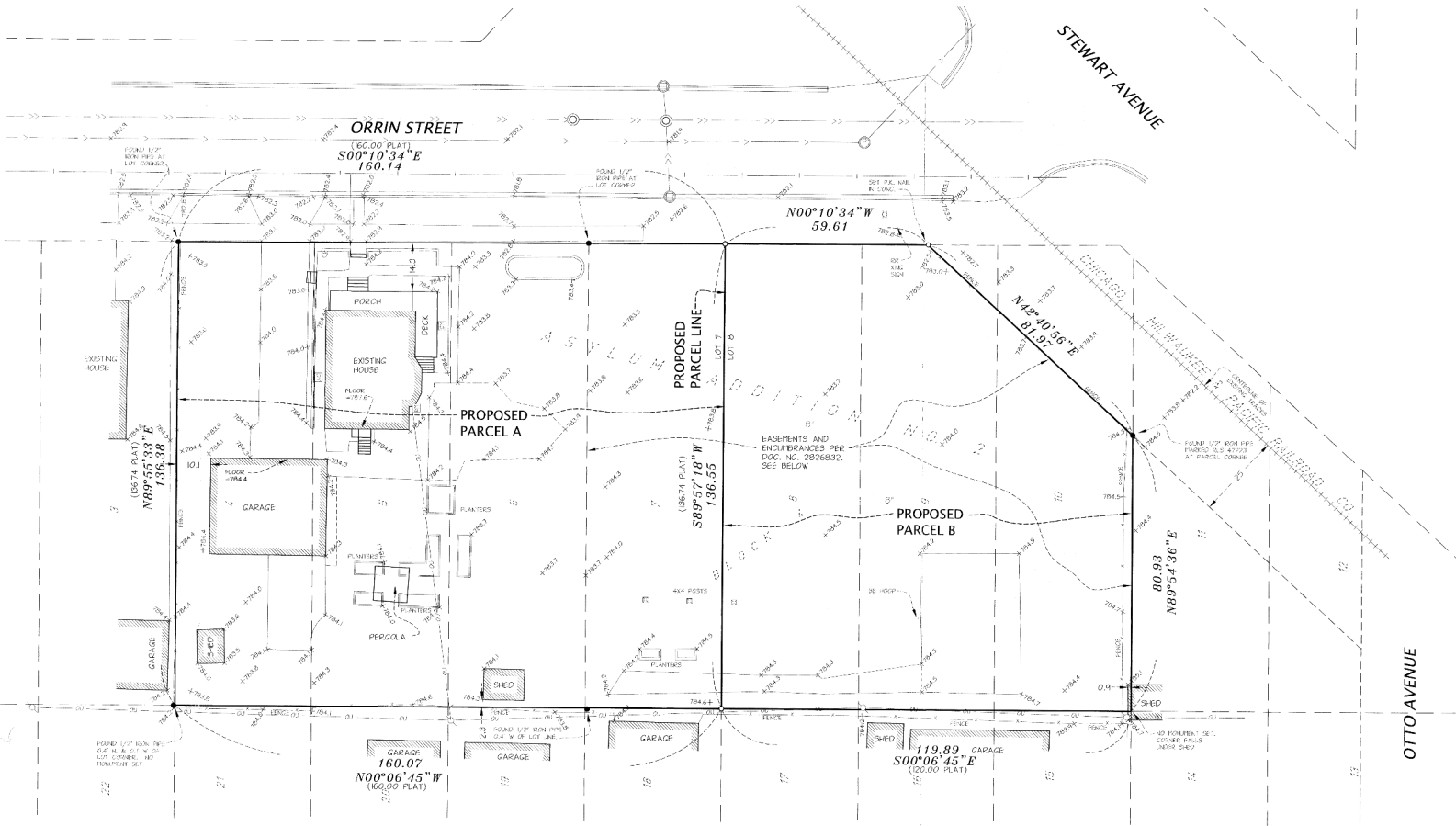
Office of the County Recorder  
Ramsey County, Minnesota  
Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 711

Pkg ID 1309612C

Document Recording Fee Abstract	\$46.00
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**CONTACT:**  
 CELINE & ANTONIO  
 CARPENTER  
 687 ORRIN ST.  
 ST. PAUL, MN 55102-4110  
 651-231-7448

**COUNTY/CITY:**  
**RAMSEY COUNTY**  
**CITY OF ST. PAUL**

**REVISIONS:**

DATE	REVISION
3-27-19	PRELIMINARY ISSUE
4-12-19	REVISE NA
4-12-19	REVISED CITY COMMENTS

**CERTIFICATION:**  
 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.

*Daniel L. Thurmes*  
 Daniel L. Thurmes Registration Number: 25718  
 Date: 3-27-19

**PROJECT LOCATION:**  
**687 ORRIN ST.**  
 PID#112823430211

Suite #200  
 1970 Northwestern Ave.  
 Stillwater, MN 55082  
 Phone 651.275.8969  
 dan@cssurvey.net

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: SURV2336  
 PROJECT NO.: ZZ19536

**PARCEL SPLIT**

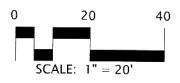
**EASEMENTS/ENCUMBRANCES:**

(AS SHOWN ON DOC. NO. 2826832 (RAILROAD PARCEL), PROVIDED BY THE OWNER. IT IS UNCLEAR TO THIS SURVEYOR IF THE ITEMS LISTED BELOW STILL EFFECT THE RAILROAD PARCEL. CONSULT A REAL ESTATE ATTORNEY AS TO THE RAMIFICATIONS OF THESE ENCUMBRANCES.)

- Subject to any and all covenants, leases, licenses, easements, restrictions, and conditions of any kind or character, including but not limited to, building ordinances, codes or laws, public or private roadways and alleys, whether or not of record.
- GRANTOR reserves unto itself, its successors, grantees and assigns, all mineral and water rights, including but not limited to, coal, oil, gas, casinghead gas, water, iron ore and all other ores and minerals of every kind and nature, underlying the surface of the Property, together with the full right, privilege and license at any and all times to explore, or drill for and to protect, conserve, mine, take, extract, remove and market any and all such products, provided that the exercise hereof does not unreasonably interfere with Grantee's use of the surface of the Property.
- GRANTOR reserves unto itself, its successors, grantees and assigns, the right and privilege in the form of an easement in gross for the continued maintenance, operation and use of all existing driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements of any kind whatsoever on said Property, whether or not of record, including the repair, reconstruction and replacement thereof, unless otherwise provided for herein and a further reservation of the right and privilege of the Grantor, its successors, grantees and assigns to convert any existing leases, licenses and agreements for driveways, roads, conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities to permanent easements by issuance of a suitable grant in recordable form.

**SURVEY NOTES:**

- BEARINGS ARE BASED ON THE RAMSEY COUNTY COORDINATE SYSTEM NAD 1983.
- UNDERGROUND UTILITIES NOT SHOWN
- NO TITLE WORK WAS PROVIDED FOR THIS SURVEY THAT WOULD SHOW ADDITIONAL EASEMENTS AND ENCUMBRANCES. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.



**PROPOSED LEGAL DESCRIPTION:**

**PARCEL A**  
 Lots 4, 5, 6 and 7, all in Block 4, Asylum Addition No. 2, an addition to the City of St. Paul, Ramsey County, Minnesota.

**PARCEL B**  
 Lot 8 and that part of Lots 9 and 10 lying northwesterly of a line 25 feet northwesterly of and parallel with the centerline of the main track of the Soo Line Railroad Company, all in Block 4, Asylum Addition No. 2, an addition to the City of St. Paul, Ramsey County, Minnesota.

**AREA:**

PROPOSED PARCEL A = 21,848 SQ.FT.  
 PROPOSED PARCEL B = 14,695 SQ.FT.