



Doc No **A04766495**

Certified, filed and/or recorded on
Jul 31, 2019 1:46 PM

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

Deputy 703

Pkg ID 1310140C

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

LEGAL DESCRIPTION:

The North 54 feet of Lot 9, Gerardine's Garden Lots, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL A:

The West 149 feet of the North 54 feet of Lot 9, Gerardine's Garden Lots, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION PARCEL B:

The North 54 feet of Lot 9, Gerardine's Garden Lots, Ramsey County, Minnesota, EXCEPT, the West 149 feet thereof.

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.
- Existing building dimensions and setbacks measured to outside of siding or stucco.
- This survey 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 show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" iron survey marker with RLS No. 43503 cap, to be set, upon approval of lot subdivision.

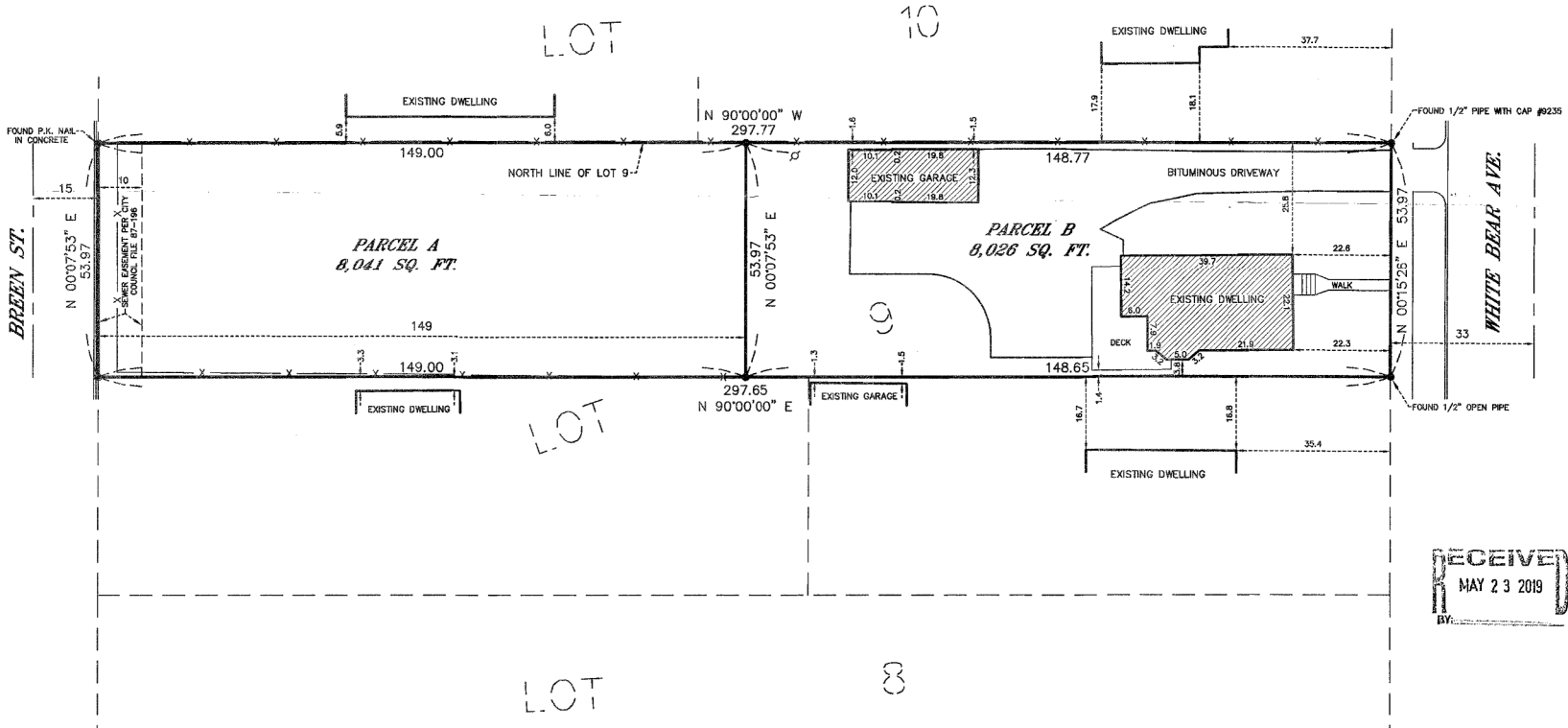
Conveyance of land described by this instrument to hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL

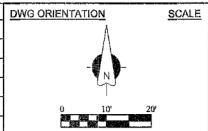
By *Paul Dubrion 7/10/19*
for Planning Administrator Date

*see condition:
approval of lot split only. Not for building placement.
This lot split approval does not constitute approval
of buildings or uses of this site.*

subject to the following condition:
A drainage easement must be recorded for drainage from Parcel B onto Parcel A due to slopes, and a copy of the recorded document must be filed with the Sewer Utility (contact Daniel Nguyen, Sewer Utility, 651-266-6249).



DATE	REVISION DESCRIPTION
5/23/19	REVISIONS PER CITY COMMENTS



CLIENT/JOB ADDRESS

SCOT PEKAREK
1289 WHITE BEAR AVE. N.
ST. PAUL, MN

Advance
Surveying & Engineering, Co.

17917 Highway No. 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advanceur.com

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

Wayne W. Prange
#43503
LICENSE NO.
APRIL 11, 2019
DATE

DATE SURVEYED:
APRIL, 2019

DATE DRAFTED:
APRIL 11, 2019

SHEET TITLE
LOT SPLIT SURVEY

SHEET SIZE: 17 X 22

DRAWING NUMBER
190166 WP

SHEET NO.
S1

SHEET 1 OF 1