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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 1313130C

Document Recording Fee Abstract	\$46.00
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Document Total	\$46.00
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PROPOSED LOT SPLIT FOR:

PATRICIA AND RONALD RUD

LEGAL DESCRIPTIONS

CURRENT LEGAL DESCRIPTION:

Lots 1 and 2, Block 5, WARRENDALE, Ramsey County, Minnesota, together with vacated Como Boulevard accruing thereto.

PROPOSED NEW LEGAL DESCRIPTION PARCEL A:

All of Lot 1 and that part of Lot 2, Block 5, WARRENDALE, according to the record plat thereof, Ramsey County, Minnesota, together with vacated Como Boulevard accruing thereto, lying northwesterly of the following described line:

Commencing at the most westerly corner of said Lot 1; thence South 54 degrees 15 minutes 47 seconds East a distance of 74.55 feet along the southwest line of said Lots 1 and 2 to the point of beginning of the line to be described; thence North 42 degrees 59 minutes 20 seconds East a distance of 86.77 feet; thence North 39 degrees 19 minutes 54 seconds East a distance of 77.83 feet to the northeast line of said vacated Como Boulevard and said line there terminating.

PROPOSED NEW LEGAL DESCRIPTION PARCEL B:

That part of Lot 2, Block 5, WARRENDALE, according to the record plat thereof, Ramsey County, Minnesota, together with vacated Como Boulevard accruing thereto, lying southeasterly of the following described line:

Commencing at the most westerly corner of said Lot 1; thence South 54 degrees 15 minutes 47 seconds East a distance of 74.55 feet along the southwest line of said Lots 1 and 2 to the point of beginning of the line to be described; thence North 42 degrees 59 minutes 20 seconds East a distance of 86.77 feet; thence North 39 degrees 19 minutes 54 seconds East a distance of 77.83 feet to the northeast line of said vacated Como Boulevard and said line there terminating.

LAND AREAS

CURRENT AREA

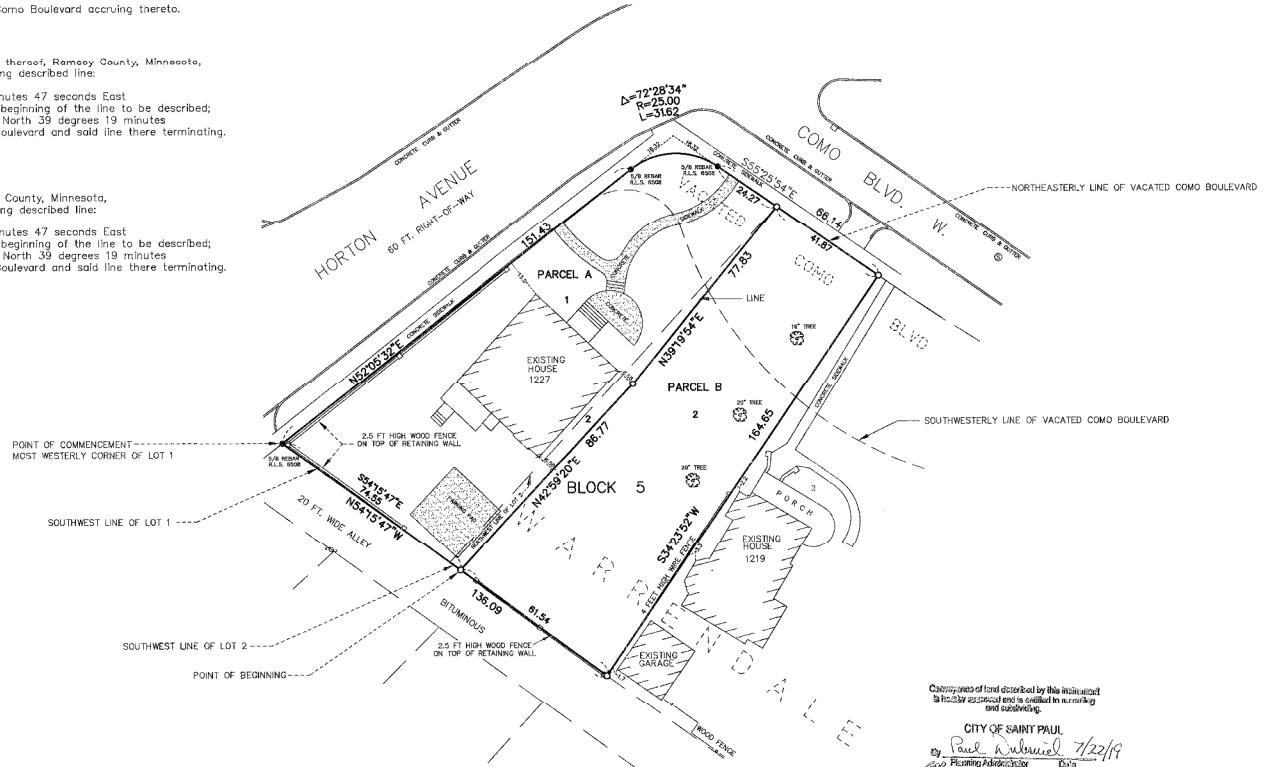
TOTAL: 17,974 SQ. FT. / 0.41 ACRES

PROPOSED NEW AREA OF PARCEL A

TOTAL: 9,705 SQ. FT. / 0.22 ACRES

PROPOSED NEW AREA OF PARCEL B

TOTAL: 8,269 SQ. FT. / 0.19 ACRES



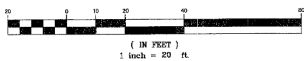
SITE ADDRESS: 1227 COMO BOULEVARD WEST, ST. PAUL, MN
BASIS OF BEARINGS: ASSUMED.

LEGEND

- Denotes 12 inch Common Spike set upon City approval of the lot split with washer stamped RLS 16464 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ▬▬▬ Denotes 2.5 feet high Wood Fence on top of Retaining Wall
- Denotes 4 feet high Wire Fence
- ▨ Denotes concrete surface



GRAPHIC SCALE



City of Saint Paul
City Engineer
Paul Dubiel 7/22/18
for Planning Administrator

*Approval of lot split only;
not for building placement.
This lot split approval does not
constitute approval of buildings or uses
of this site.*

RECEIVED
JUL 17 2018

Client: Ronald S. Rud 1219 Como Blvd. W. St. Paul, MN 55103-1025 612-701-8449	Design by: RP	Original date: 9-27-18	I hereby certify that this drawing, or report and appendices, is a true and correct copy of the work of the engineer and is submitted in accordance with the provisions of the Minnesota Statutes, Chapter 327.
Drawn by: RP/J	Revisions: 10-3-18 10-30-18 12-3-18 5-23-19	Project Name: LOT SPLIT	
LAMP & LAND SURVEYING INC. ONE INDEPENDENCE SQUARE SUITE 275 MINNETONKA, MINN 55345 PHONE (612) 798-4820 WWW.LAMPANDLANDSURVEYING.COM	Survey Data Date: 2018.250	S.A.P. number: 2018.250	Page Title: LOT SPLIT
Sheet number of			DATE PLOTTED: 10.16.18