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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 706

Pkg ID 1313758C

Document Recording Fee Abstract	\$46.00
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Document Total	\$46.00
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Surveyors Certificate

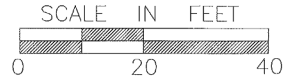
Administrative Lot Split Survey For:

DETAIL HOMES

Property located in Section
10, Township 28, Range 23,
Ramsey County, Minnesota

Benchmark: TNH @ Edgcumbe Road & James Avenue
Elevation = 217.04 feet, City of St. Paul Datum

- Denotes 3/4" Open end Found Iron Monument, unless otherwise noted.
- Denotes 3/4" by 14' Iron Pipe Monument set and marked by license number 24992
- ~ Denotes Existing Contours
- x000.0 Denotes Existing Elevation



Basis for bearings is assumed

EDGCUMBE ROAD
(formerly Jefferson Ave.)

Existing Hardcover for Lot 20
Boundary = 4,498 sq ft
Residence = 836 sq ft
Garage = 469 sq ft
Deck = 81 sq ft
Concrete = 376 sq ft
Total = 1762 sq ft
Percentage = 39.17%



Existing Legal Description
Lot 20, WALTON HEIGHTS, Ramsey County, Minnesota and Lot 21, Block 1, LEXINGTON PARK PLAT 6, Ramsey County, Minnesota. Subject to Roads.

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarcinc.com

Project No. 88430 Scale: 1" = 20'
F.B.No. 1108-39 Drawn By JFP
Address: 1168 Edgcumbe Road St. Paul, MN
rev 04-26-19 Building & Garage setback dimensions
5-15-19 City comments
6-14-19 Address

The only easements shown are from plats of record or information provided by client.
I 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.
Surveyed this 28th day of March 2019.

Signed *Gregory B. Prashin*
Gregory B. Prashin, Minn. Reg. No. 24992

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

CITY OF SAINT PAUL

By *Paul Dubrud* 6-14-19
Date
for Planning Administrator

Approval of lot split not for building placement. This lot split approval does not constitute approval of building or use of this site.

Proposed Legal Descriptions:
Parcel A (3,828 sq ft)
Lot 21 Block 1, LEXINGTON PARK PLAT 6, Ramsey County, MN subject to roads

Parcel B (4,498 sq ft)
Lot 20, WALTON HEIGHTS, Ramsey County, MN subject to roads

