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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 1319785C

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

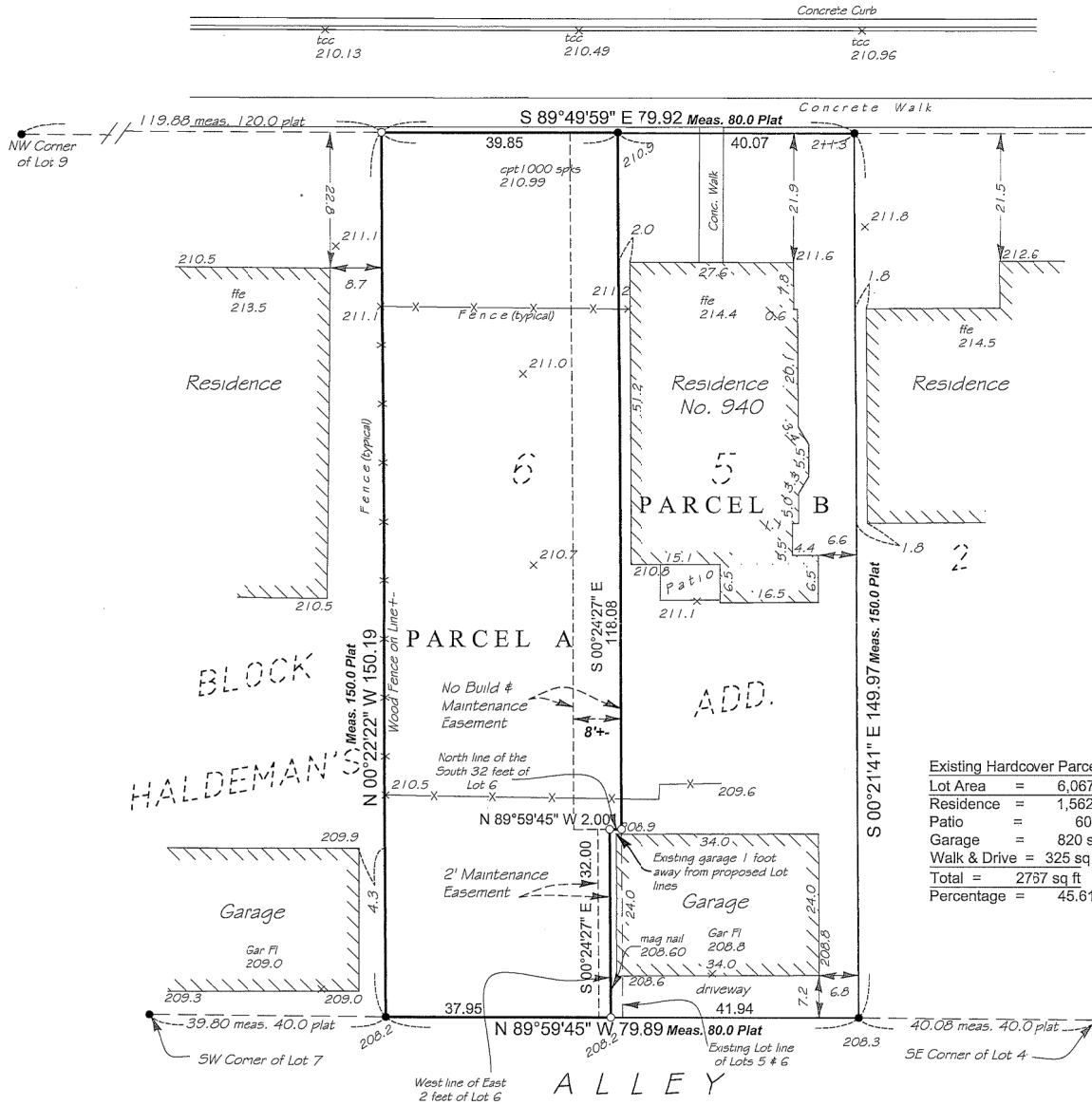
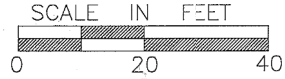
LOT DIVISION FOR:
DAVID HOVDA

- Denotes 1/2" by 14" iron pipe monument set and marked by License No. 24992.
- Denotes found open 1/2" iron pipe monument.
- x000.0 Denotes Existing Elevation



Basis for bearings is assumed

GOODRICH AVE.



Existing Hardcover Parcel B

Lot Area	=	6,067 sq ft
Residence	=	1,562 sq ft
Patio	=	60 sq ft
Garage	=	820 sq ft
Walk & Drive	=	325 sq ft
Total	=	2,757 sq ft
Percentage	=	45.61%

EXISTING LEGAL DESCRIPTION:

Lots 5 and 6, Block 2, Haldeman's Addition, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL A: (Area = 5926 sq.ft)
Lot 6, Block 2, Haldeman's Addition, Ramsey County, Minnesota except the East 2.00 feet of the South 32.00 feet thereof.

PARCEL B: (Area = 6067 sq.ft)
Lot 5, and the East 2.00 feet of the South 32.00 feet of Lot 6. Block 2, Haldeman's Addition, Ramsey County, Minnesota.

see reverse for City approval

The only easements shown are from plats of record or information provided by client.

Property located in Section 2, Township 28, Range 23, Ramsey County, Minnesota.	Project No. 88356A	Scale: 1" = 20'	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
	F.B.No. 1108-15	Drawn By	
Benchmark: Top nut of hydrant located at Lincoln Ave. and Milton Street Elevation = 229.71 feet City of St. Paul datum.	Address: 940 Goodrich Ave., St. Paul, MN		Surveyed this 30th day of January 2018.
DEMARC LAND SURVEYING & ENGINEERING 7801 73rd Avenue North (783) 560-3093 Minneapolis, Minnesota 55428 DemarcInc.com	rev 2-4-19 hse dimension		
	2-26-19 set boundary corners (mag nails)		
	8-27-19 bldg. removed		
	9-6-19 City comments		
	Signed <i>Gregory R. Frasch</i>		
	Gregory R. Frasch, 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 Dubruin 9/25/19
Zoning 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:

1. No build zone and maintenance easement agreements to prevent construction of a new building within ten feet of the existing house at 940 Goodrich, and to provide for maintenance along the west walls of the existing house and garage at 940 Goodrich, must be recorded on the deeds of both proposed parcels A and B along with the proposed lot split, and copies of the recorded documents must be filed with the Zoning Administrator's Office in the Saint Paul Department of Safety and Inspections (contact Ashley Skarda, 651-266-9013).