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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 703

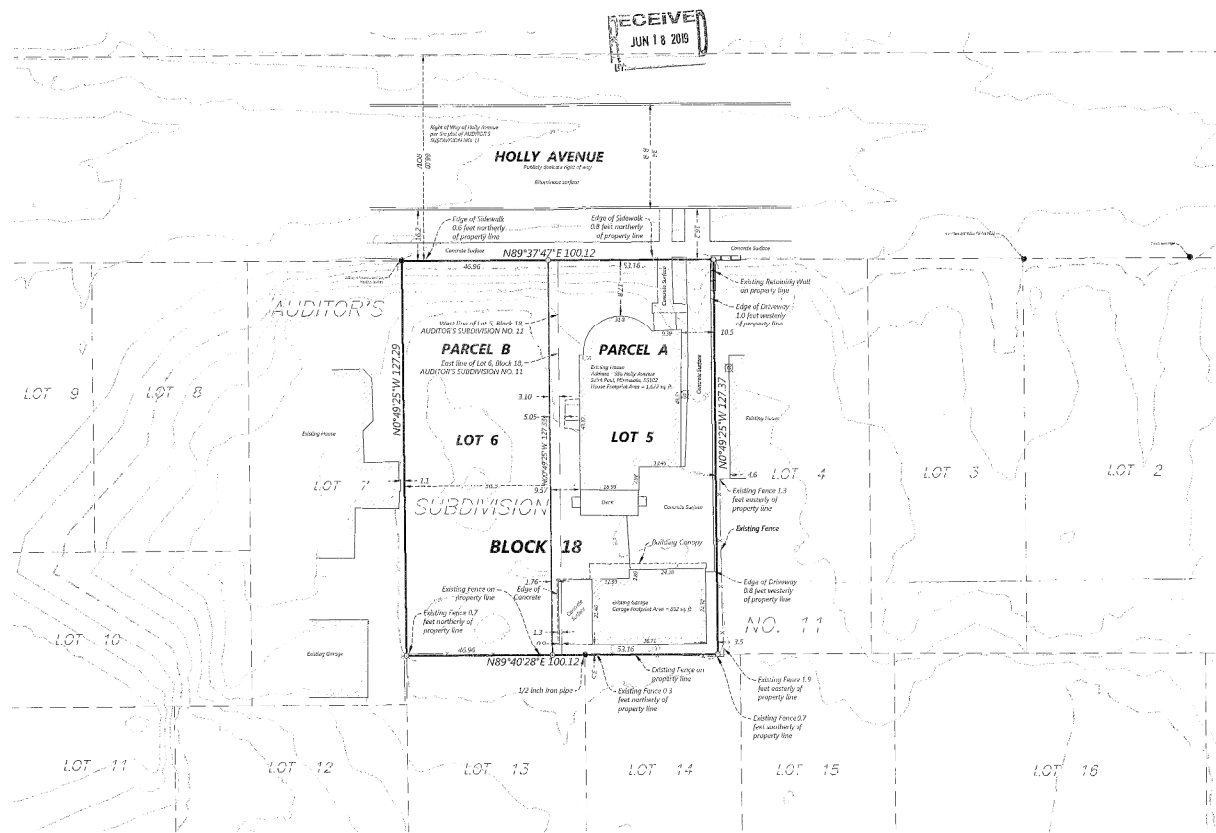
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Document Recording Fee Abstract	\$46.00
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Document Total	\$46.00
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NO:021984.00:DWG:SUBDIVISION:21840-CT:DWG



Existing Property Description

Property description per Ramsey County Parcel Report
 Lot 5 and Lot 6, Block 18, AUDITOR'S SUBDIVISION NO. 11, according to the recorded plat thereof, Ramsey County, Minnesota.
 Area Lot 5 and Lot 6 = 12,748 sq. ft.

Proposed Property Description

PARCEL A
 Lot 5 and the East 3.10 feet of Lot 6, all in Block 18, AUDITOR'S SUBDIVISION NO. 11, according to the recorded plat thereof, Ramsey County, Minnesota.
 Area Parcel A = 6,770 sq. ft.

PARCEL B
 Lot 6, Block 18, AUDITOR'S SUBDIVISION NO. 11, according to the recorded plat thereof, Ramsey County, Minnesota,
 EXCEPTING THEREFROM the East 3.10 feet.
 Area Parcel B = 5,978 sq. ft.

General Notes

- The bearings shown on this survey are based on the Ramsey County coordinate system N.A.D. 1983, 2011 adjustment, US Survey feet and the vertical datum is N.A.V.D. 1988, using Minnesota Department of Transportation Benchmark "5280 AX", not graphically shown. City of St. Paul website is N.A.V.D. 1988 - 094.26 = City Datum.
- Contours created from LIDAR (Light Detection and Ranging) obtained from the State of Minnesota.
- Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover may exist.

LEGEND

⊙	SANITARY MANHOLE	⊙	STEEL WOOD POST
⊙	SEWER CLEANOUT	+	SIGN
⊙	SEPTIC COVER	⊠	MAIL BOX
⊙	STORM MANHOLE	⊠	FLAG POLE
⊙	BEE HIVE CATCH BASIN	⊠	MANUFACTURING STALL
⊙	CATCH BASIN	⊠	BUSSTOP
⊙	FLAMMABLE HAZ. SECTION	⊠	COMPOUND TREE
⊙	CULVERT	⊠	DECIDUOUS TREE
⊙	CATCH BASIN MANHOLE	—	TREE LINE
⊙	DOWNPOUT	—	CTV CABLE TELEVISION LINE
⊙	DRYWELL	—	GAS LINE
⊙	STORM INTERCEPTOR	—	GAS TAP
⊙	HUMBERT	—	POWER OVERHEAD
⊙	GATE VALVE	—	POWER UNDERGROUND
⊙	WATER METER	—	SEWER SINK
⊙	FILE SHEET/RIGHT CONNECTION	—	STORM SEWER
⊙	CLUB STOP BOX	—	TELEPHONE OVERHEAD
⊙	WATER MANHOLE	—	TELEPHONE UNDERGROUND
⊙	WELL	—	WATERMAIN
⊙	POST INDICATOR VALVE	—	FIBER OPTIC
⊙	ELECTRIC BOX	—	FENCE LINE
⊙	ELECTRIC METER	—	CONFINED ACCESS
⊙	ELECTRIC MANHOLE	—	CURB IS OUTSIDE
⊙	ELECTRIC POWER	—	FIBER OPTIC PNEUMATIC
⊙	STREET LIGHT	⊠	NATURAL GAS METER
⊙	GLY WIRE	⊠	NATURAL GAS VALVE
⊙	POWER POLE	⊙	NATURAL GAS WELL
⊙	TRAPAC SIGN	⊙	AIR CONDITIONER
⊙	TELEPHONE BOX	⊙	UNDERPIN MANHOLE
⊙	TELEPHONE MANHOLE	⊙	MISCELLANEOUS PREFIX
⊙	HAND HOLE/JUNCTION BOX	⊙	MISCELLANEOUS PREFIX
⊙	CABLE TV BOX		
⊙	CABLE TV MANHOLE		
⊙	FIBER OPTIC MANHOLE		

⊙ Denotes 1/2" x 1/4" Iron Pipe marked with Plastic Cap inscribed with Lic. No. 22021, unless otherwise noted.
 ● Denotes Iron Monument Found as noted.

1" = 20'
 0' 20' 40' 60'

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

CITY OF SAINT PAUL
 By Paul N. Anderson 6-25-19
 City Planning Administrator Date

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

I hereby certify that this survey 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.

Craig W. Moore 06/18/19
 Craig W. Moore, R.L.S.
 License No. 22021 Date

DATE:	19
CLIENT:	CWA
DRAWN:	HW
REVISIONS:	
05/15/13 Recheck lot line (RTM)	
06/23/15 Add dimensions table (HW)	
05/15/15 Add Canopy removed table (HW)	
02/28/19 Canopy removed, update survey (CWA)	

PREPARED FOR:
PinPoint Equity Group
 2900 Washington Avenue North
 Minneapolis, Minnesota, 55411

536 Holly Avenue
 Saint Paul, Minnesota

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 Toll-free (888) 937-5150 westwood@ps.com
 Westwood Professional Services, Inc.

SHEET NUMBER:
1 OF **1**
Certificate of Survey
 PROJECT NUMBER: 0021984.00 DATE 03/13/19

536 Holly Avenue