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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 701

Pkg ID 1332189C

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

PROPERTY ADDRESS

2200 English Street North
Maplewood, Minnesota 55109

EXISTING PARCEL:

Lots 15, 16, 17, 18, 19, and 20, Block 12, SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated alley on the North and that part of the vacated Sandhurst Avenue on the South accruing thereto by reason of the vacation thereof per Ramsey County Document No. 2322318.

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING"

Shawn Finwall
SHAWN FINWALL, COMMUNITY DEVELOPER
CITY OF MAPLEWOOD

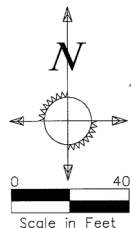
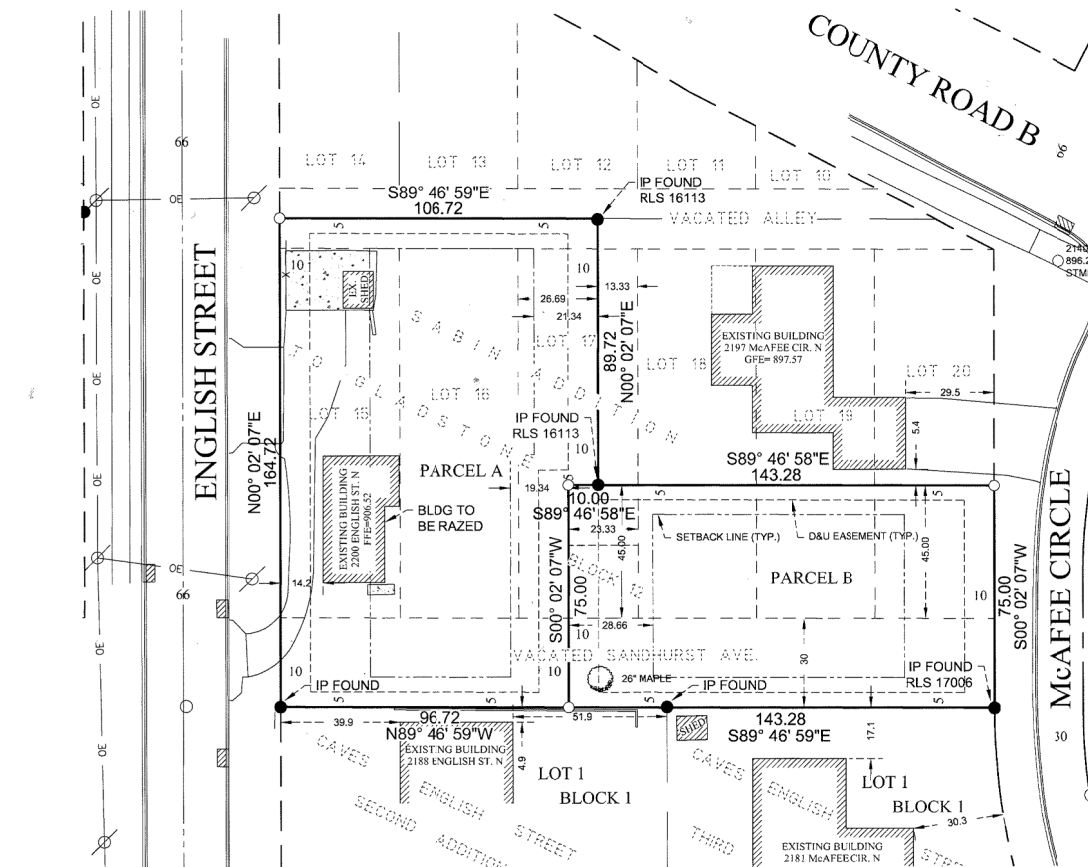
Except that part described as follows:
That part of Lots 18, 19, and 20, Block 12, lying North of the South 45 feet and the East 13.33 feet of that part of Lot 17, Block 12, lying North of the South 45 feet. Together with that part of the vacated alley on the North accruing thereto, All in SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota.

PARCEL A

Lots 15, 16 and the westerly 26.69 feet of Lot 17, except the westerly 10.00 feet of the easterly 23.33 feet of the southerly 45.00 feet of said Lot 17, Block 12, SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated alley on the North and that part of the vacated Sandhurst Avenue on the south accruing thereto by reason of the vacation thereof per Ramsey County document No. 2322318. Subject to drainage and utility easement over, under, and across the westerly 10 feet, the easterly 10 feet, the northerly 5 feet and the southerly 5 feet adjoining thereof.

PARCEL B

The easterly 23.33 feet of the southerly 45.00 feet of Lot 17 and the southerly 45.00 feet of Lots 18, 19, and 20, Block 12, SABIN ADDITION TO GLADSTONE, Ramsey County, Minnesota. Together with that part of the vacated Sandhurst Avenue on the South accruing thereto by reason of the vacation thereof per Ramsey County Document No. 2322318. Subject to drainage and utility easement over, under, and across the westerly 10 feet, the easterly 10 feet, the northerly 5 feet and the southerly 5 feet adjoining thereof.



LEGEND

- Iron Monument Found
- Iron Monument Set
- Power Pole
- ▨ Catch Basin

NOTES

Horiz. Datum: Ramsey Co. PLSS

ZONING

Zone R1
Lot Area: 10,000 s.f. min.
Lot Width: 75 ft. (at front setback)
Setbacks
Front: 30 ft. min./35 ft. max
Side: 10 ft.
Rear: 20% of lot depth
Bldg. Cover: 30% max.

CALCULATIONS

Existing Parcel
Lot Area: 27,575 s.f.
Building: 960 s.f.
Paving: 600 s.f.
Bldg. Cover: 960/27575=3.5%
Total Impervious: (960+600)/27575=5.7%
Parcel A
Lot Area: 16,828 s.f.
Lot Width: 165 ft.
Rear St setback: VARIES
Parcel B
Lot Area: 10,746 s.f.
Lot Width: 75 ft.
Rear St setback: 28.66 ft.

SURVEYORS NOTE

The existing parcel description per Deed of Sale Doc. No. 4728506 is missing the portion of the vacated Sandhurst Ave. which was assigned to abutting properties per Vacation Doc. No. 2322318. The Existing Parcel as described above includes said missing portion of vacated Sandhurst Avenue shown as underlined text.

I hereby 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.
Allen C. Schlipp
Allen C. Schlipp
DATE 11/5/19 LIC. NO. MN 21292



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