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Office of the County Recorder  
Ramsey County, Minnesota

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Deputy 701

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<b><i>Document Total</i></b>	<b>\$48.00</b>

# PROPOSED LOT SPLIT

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 275  
Mendota Heights, Minnesota 55120

Survey Made For:  
Mr. Larry Bresina  
320 Burlington Road  
St. Paul, MN 55119

Phone: 651-776-6211

BURLINGTON ROAD  
(FORMERLY GLEN ROAD)  
(60 FT. WIDE RIGHT-OF-WAY)

C. BRG= $N71^{\circ}14'41''E$   
C.=145.44  
L=146.49 (PLAT L=146.25)  
R=352.69 (PLAT R=397.7)  
 $\Delta=23^{\circ}47'54''$

C.=79.83  
C. BRG= $N76^{\circ}38'44''E$   
L=80.00  
 $\Delta=12^{\circ}59'47''$

C.=66.39  
C. BRG= $N64^{\circ}44'48''E$   
L=66.49  
 $\Delta=10^{\circ}48'06''$

## LAND AREAS

CURRENT AREA  
TOTAL: 31,734 SQ. FT. / 0.73 ACRES

PROPOSED NEW AREA OF PARCEL A  
TOTAL: 14,057 SQ. FT. / 0.32 ACRES

PROPOSED NEW AREA OF PARCEL B  
TOTAL: 17,677 SQ. FT. / 0.41 ACRES

### Proposed New Legal Description Parcel A:

Those parts of Lots 4, and 5, Block 1, FLEISCHHACKER ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying northeasterly of the following described line: Commencing at the southeasterly corner of said Lot 5; thence Southwesterly along the southerly line of said Lot 5 a distance of 91.71 feet to the point of beginning of the line to be described; thence North 23 degrees 07 minutes 56 seconds West a distance of 127.05 feet; thence North 12 degrees 12 minutes 10 seconds West a distance of 48.48 feet to the northerly line of said Lot 4 and said line there terminating.

### Proposed New Legal Description Parcel B:

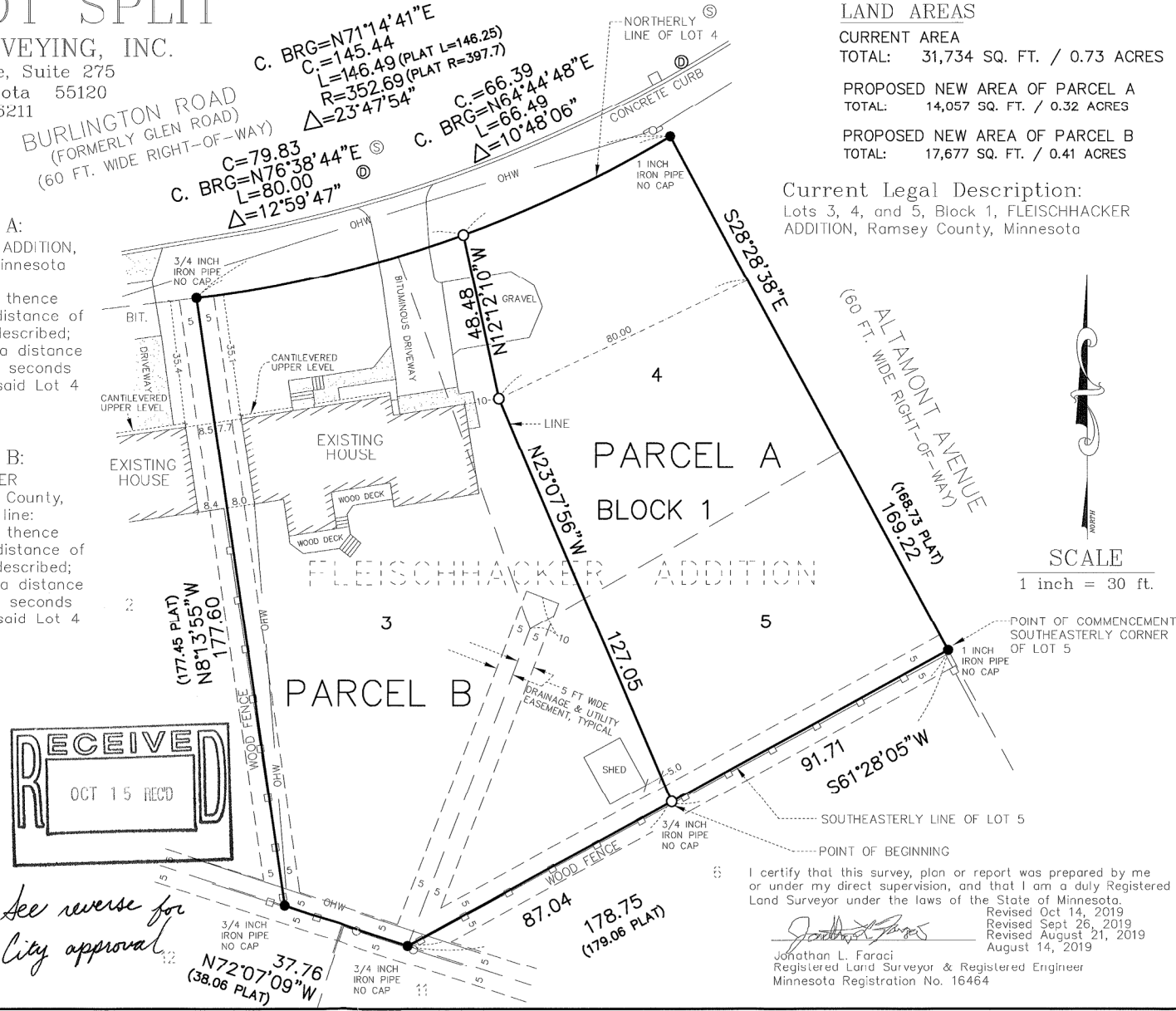
Those parts of Lots 3, 4, and 5, Block 1, FLEISCHHACKER ADDITION, according to the record plat thereof, Ramsey County, Minnesota lying southwesterly of the following described line: Commencing at the southeasterly corner of said Lot 5; thence Southwesterly along the southerly line of said Lot 5 a distance of 91.71 feet to the point of beginning of the line to be described; thence North 23 degrees 07 minutes 56 seconds West a distance of 127.05 feet; thence North 12 degrees 12 minutes 10 seconds West a distance of 48.48 feet to the northerly line of said Lot 4 and said line there terminating.

**NOTES:**

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted, upon City approval of lot split.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊙ Denotes Power Pole
- Denotes Chain-link Fence
- Denotes Wood Fence
- Denotes Storm Sewer Catch Basin
- ⊙ Denotes Sanitary Sewer Manhole
- ⊙ Denotes Storm Drainage Manhole
- OHW— Denotes Overhead Utility wires
- Denotes Concrete Surface

SITE ADDRESS: 320 Burlington Road, St. Paul, MN 55119

BASIS OF BEARINGS: Ramsey County  
LAKE & LAND SURVEYING. JOB NO. 2019.205 JK



Current Legal Description:  
Lots 3, 4, and 5, Block 1, FLEISCHHACKER ADDITION, Ramsey County, Minnesota

I certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
Revised Oct 14, 2019  
Revised Sept 26, 2019  
Revised August 21, 2019  
August 14, 2019

Jonathan L. Faraci  
Registered Land Surveyor & Registered Engineer  
Minnesota Registration No. 16464

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

CITY OF SAINT PAUL

City *[Signature]* 10/1/2019  
for Planning Administrator Date

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

