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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
<i>Document Total</i>	\$46.00

LEGAL DESCRIPTION:

The West 203.075 feet of the South 1/2 of the Southwest 1/4 of Section 2, Township 29, Range 22, Ramsey County, Minnesota, except the North 622.25 feet thereof.

PROPOSED LEGAL DESCRIPTION OF PARCEL A (1785 CO. RD. C):

The West 203.075 feet of the South 1/2 of the Southwest 1/4 of Section 2, Township 29, Range 22, Ramsey County, Minnesota, except the North 622.25 feet and also except the East 95 feet of the South 230 feet thereof.

PROPOSED LEGAL DESCRIPTION OF PARCEL B (1795 CO. RD. C):

The East 95 feet of the South 230 feet of the West 203.075 feet of the South 1/2 of the Southwest 1/4 of Section 2, Township 29, Range 22, Ramsey County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

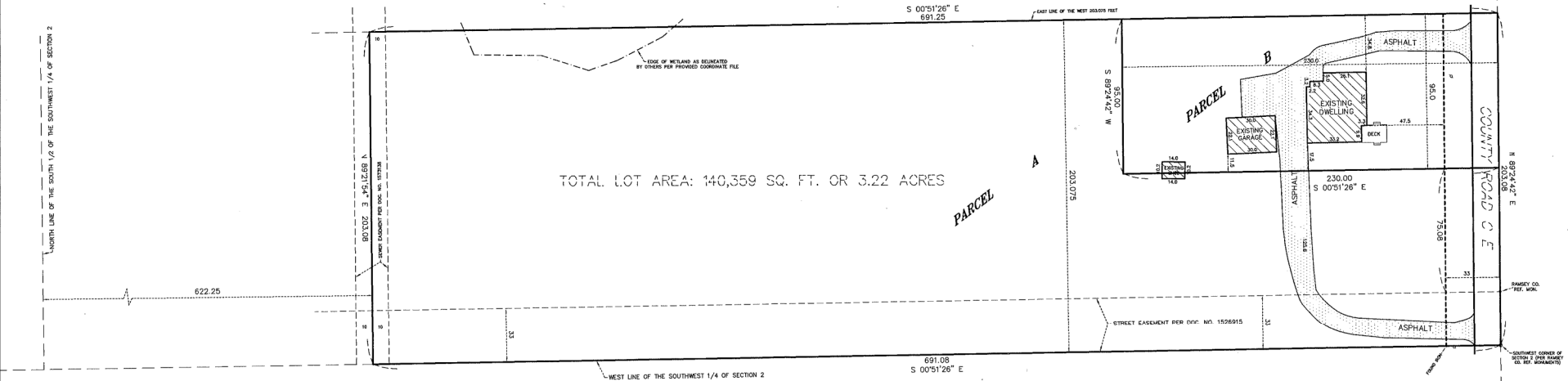
1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. We show a proposed subdivision of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.

STANDARD SYMBOLS & CONVENTIONS:

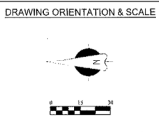
* Denotes 1/2" iron survey marker, with plastic cap, PLS No. 43503, to be set, upon approval of lot subdivision.

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

**JANE ADADE, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD**



DATE	REVISION DESCRIPTION
6/19/19	TO SHOW EASEMENT PER TITLE COMMITMENT
10/15/19	SHOW PROPOSED LEGAL DESCRIPTION



CLIENT/JOB ADDRESS

ANAN BARBARAWI
1795 COUNTY ROAD C E
MAPLEWOOD, MN

Advance
Surveying & Engineering, Co.

17917 Highway No. 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY 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.

Wayne W. Pfeiffer
#43503
LICENSE NO.
OCTOBER 15, 2019
DATE

SURVEYED DATE:
MAY 21, 2019

DRAFTED DATE:
MAY 22, 2019

SHEET TITLE
LOT SUBDIVISION

SHEET SIZE: 22 X 34

DRAWING NUMBER
190202 WP

SHEET NO.

S1

SHEET 1 OF 1



October 1, 2019

Anan S. Barbarawi
207 Spring Valley Drive
Bloomington, MN 55420

LOT DIVISION APPROVAL FOR 1795 COUNTY ROAD C EAST (PIN 02-29-22-33-0013)

The city has approved your lot division request as shown on the enclosed drawings. Approval of this lot division is subject to your complying with the following conditions:

Conditions of Approval

1. A new survey that reflects the new lot lines must be submitted to the city. The city will stamp the survey and return them to the applicant to be recorded at the county.
2. If the shared driveway is to remain following the lot division, a cross-access easement/agreement will need to be prepared. The city will need a copy of this easement/agreement prior to signing off on the lot division. If each of the lots will be serviced by separate driveways, each driveway must maintain at least 5 feet from the property lines.
3. The development of the vacant lot must comply with the City's Tree Preservation Ordinance.
4. Any future developments must comply with the City's Ordinance.

This lot division approval is valid for one year according to city ordinance. After one year, the lot division application process must be repeated. Please call me at 651-249-2302 if you have any questions. You may also email me at jane.adade@maplewoodmn.gov.

JANE ADADE – PLANNER

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**JANE ADADE, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD**

Enclosures:

1. Proposed Lot Division as Shown on Maplewood Base Map
2. Applicant's Plans

City of Maplewood
Environmental & Economic Development
1902 County Road B East
Maplewood, MN 55109

Office 651-249-2300
Fax 651-249-2309
www.maplewoodmn.gov