



Doc No **A04806986**

Certified, filed and/or recorded on
Apr 17, 2020 8:23 AM

Office of the County Recorder
Ramsey County, Minnesota

Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 312

Pkg ID 1354655E

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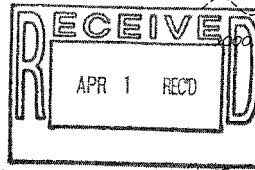
Document Total	\$46.00
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Surveyors Certificate

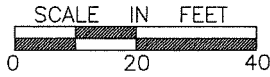
Lot Spit Survey For:

JOE ALLEN

Property located in Section 21, Township 28, Range 23, Ramsey County, Minnesota



- Denotes Found Iron Monument
- Denotes 1/2" Iron monument set and marked by license number 24992.
- Denotes Existing Contours
- Denotes Existing Elevation



Property Zoned: R-3 Residential

Building Setback Requirements

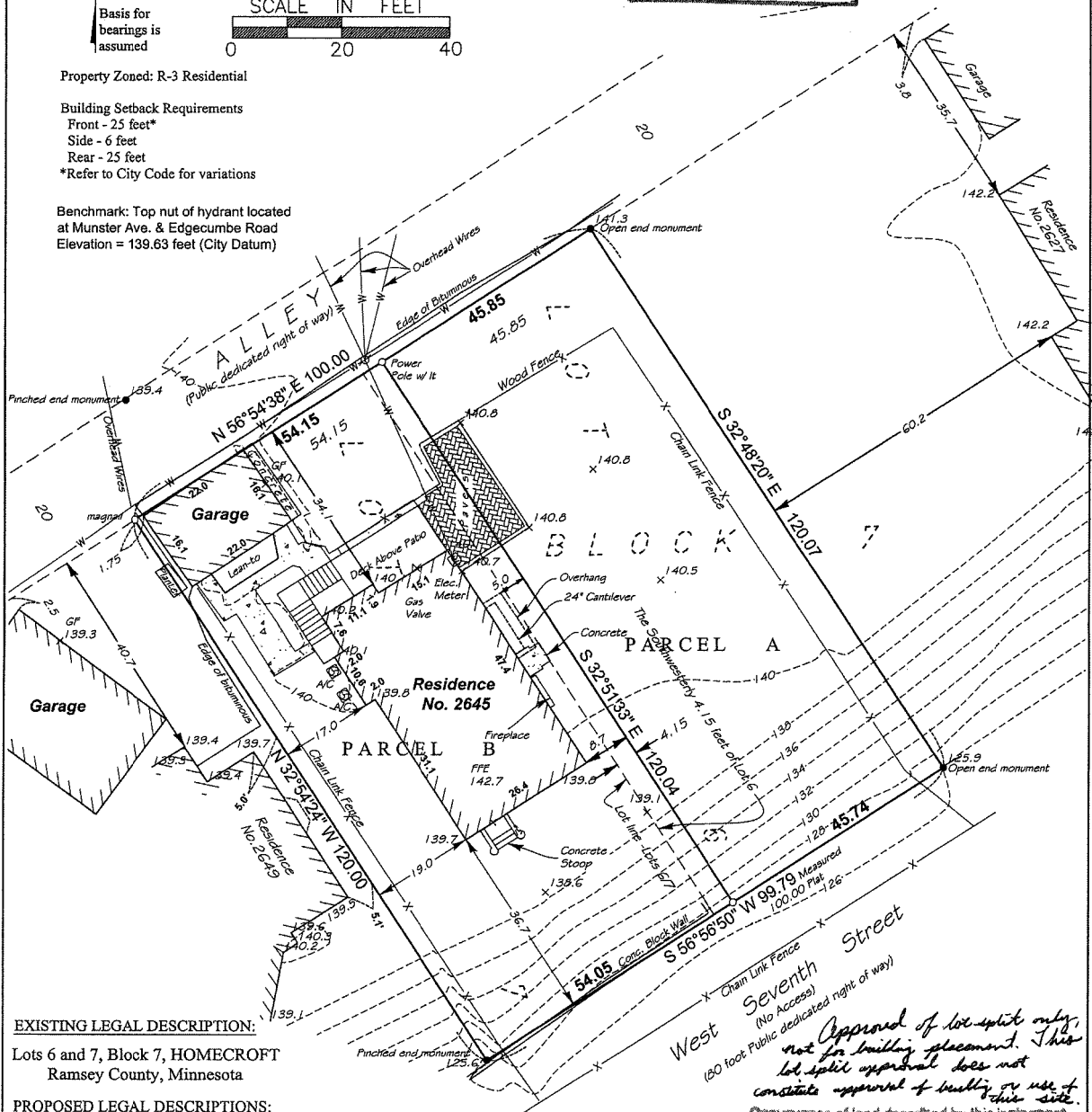
Front - 25 feet*

Side - 6 feet

Rear - 25 feet

*Refer to City Code for variations

Benchmark: Top nut of hydrant located at Munster Ave. & Edgecumbe Road
Elevation = 139.63 feet (City Datum)



EXISTING LEGAL DESCRIPTION:

Lots 6 and 7, Block 7, HOMECROFT
Ramsey County, Minnesota

PROPOSED LEGAL DESCRIPTIONS:

Parcel A: (Area = 5,498 sq.ft)
Lots 6, Block 7, HOMECROFT, Ramsey County, Minnesota, except the Southwesterly 4.15 feet thereof.
Subject to easements and restrictions of record, if any.

Parcel B: (Area = 6,493 sq.ft)
All of Lot 7, Block 7 and the Southwesterly 4.15 feet of Lot 6, Block 7 all in HOMECROFT, Ramsey County, Minnesota,
Subject to easements and restrictions of record, if any.

Approved of lot-split only, not for building placement. This lot-split approval does not constitute approval of building or use of this site. Casuarance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL

[Signature] 4/8/2020
City Planning Administrator Date

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

<h1>DEMARC</h1> <p>LAND SURVEYING & ENGINEERING 7601 73rd Avenue North Minneapolis, Minnesota 55428 (763) 560-3093 Demarcinc.com</p>	Project No. 88762A	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 Surveyed this 25th day of October 2019.
	F.B.No. 1109-70	Drawn By <i>J. Munson</i>	
	Address: 2645 West 7th Street St. Paul, MN		
	rev 1-30-2020 prop lot line adj		
	2-4-20 lot line adj. + alley & prop. desc.		
2-5-20 lot line adj. 2-19-20 lot line adj.			
3-24-20 City comments			
4-1-20 City comments			
Signed <i>[Signature]</i> Gregory R. Frasch, Minn. Reg. No. 24992			