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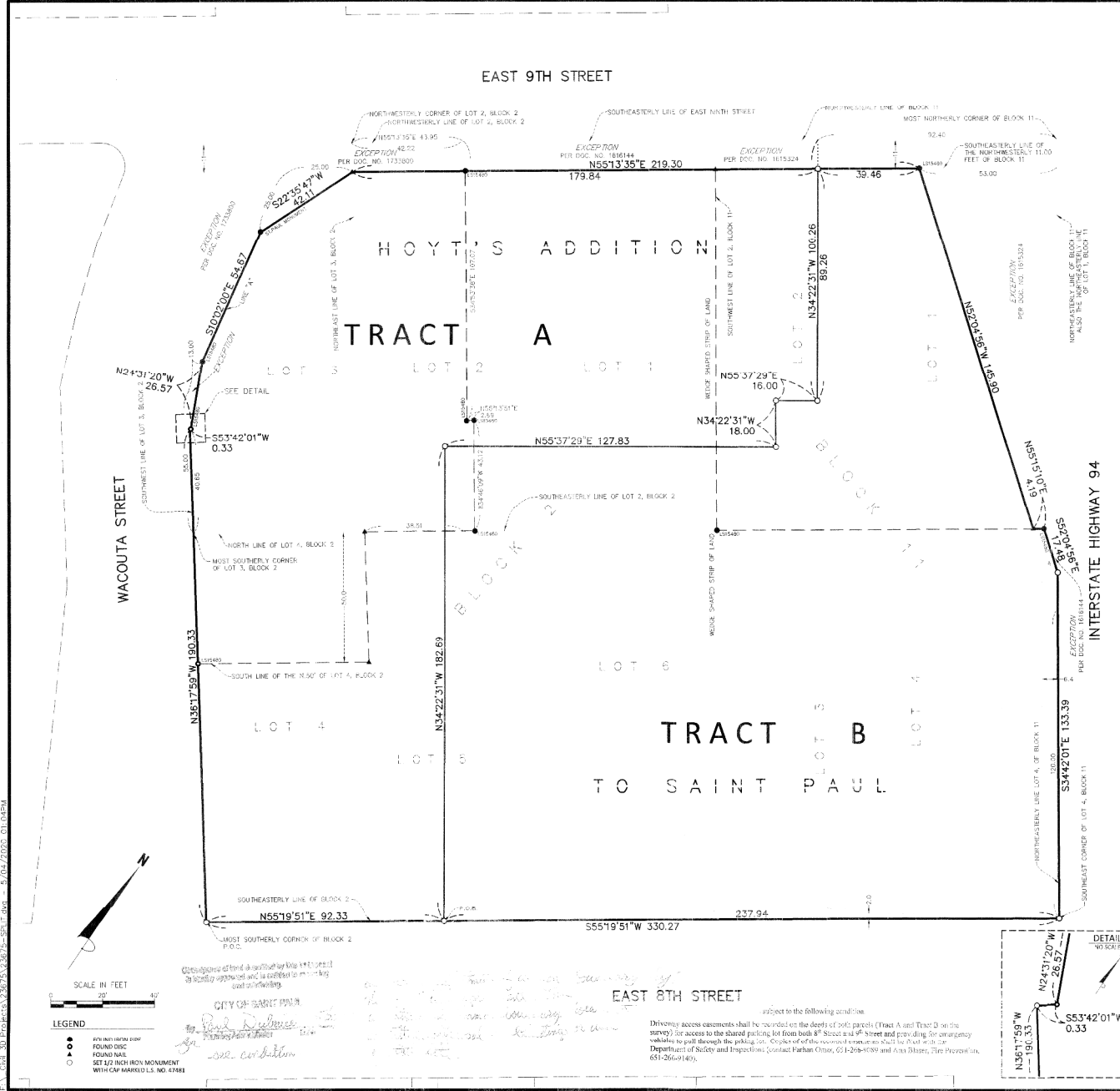
Office of the County Recorder  
Ramsey County, Minnesota  
Tara J Bach, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

Deputy 401

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



**EXISTING LEGAL DESCRIPTIONS**

**PARCEL 1:**  
The Northernly 10 feet of Lot 4, Block 2, Hoyt's Addition to Saint Paul.  
AND  
Lot 3, Block 2, Hoyt's Addition to Saint Paul, and that part of Lot 2, Block 2, Hoyt's Addition to Saint Paul, lying westerly of a line described as commencing at the northwesterly corner of said lot 2; thence North 55 degrees 13 minutes 35 seconds East, assumed bearing, along the northwesterly line of said lot 2, a distance of 43.95 feet to the point of beginning of the line to be described; thence South 34 degrees 23 minutes 38 seconds East a distance of 127.07 feet; thence North 55 degrees 13 minutes 35 seconds East a distance of 2.69 feet; thence South 34 degrees 46 minutes 09 seconds East, a distance of 43.12 feet to the Southeastly line of said lot 2 and said line there terminating.  
EXCEPT that part of said lot 2 acquired by the State of Minnesota by the deed, dated April 2, 1964, recorded April 7, 1964, in the office of the County Recorder as Doc. No. 181614 and that part of said lot 2 and 1 acquired by the State of Minnesota by the final plat recorded September 20, 1968, in the office of the County Recorder as Doc. No. 181614, and that part of said lot 2 and 1 acquired by the State of Minnesota by the final plat recorded September 20, 1968, in the office of the County Recorder as Doc. No. 181614, are excepted as follows: Beginning at a point on the Southeastly line of said lot 2, a distance of 40.65 feet northwesterly from the most southerly corner thereof; thence Northwesterly at a right angle to said Southeastly line of lot 2, a distance of 0.33 feet; thence Northwesterly along a straight line to a point on the hereinafter described line designated as Line "A"; said point being 13 feet from the point of intersection of Line "A" with the Southeastly line of said lot 2; thence Southwesterly along Line "A" to the Southeastly line of said lot 3; thence Southwesterly along said Southeastly line of said lot 3 to the point of beginning. Line "A" is described as beginning at a point on the Southeastly line of said lot 2, a distance of 55 feet northwesterly from the most southerly corner thereof; thence along a straight line to a point on a line parallel with and distant 11.00 feet Northwesterly of the Northwest line of said lot 2 and 25 feet Southwesterly from the Northeast line of said lot 2 measured along said parallel line.

**AND**

Lot 1, Block 11, Hoyt's Addition to Saint Paul, except that part of said lot 1 acquired by the State of Minnesota by the Warranty Deed, dated March 7, 1964, recorded April 7, 1964, in the office of the County Recorder as Doc. No. 165324.

**AND**

Lot 2, Block 11, Hoyt's Addition to Saint Paul, except that part of said lot 2 acquired by the State of Minnesota by the Warranty Deed, dated March 7, 1964, recorded April 7, 1964, in the office of the County Recorder as Doc. No. 165324.

**PARCEL 4:**  
Lots numbered one (1) and two (2) of block numbered two (2) and that wedge-shaped strip or piece of land lying between said line (1) of block two (2) and lot two (2) of block eleven (11) of Hoyt's Addition to Saint Paul, according to the recorded plat thereof on file in the office of the Register of Deeds of Saint Ramsey County, EXCEPTING, however that certain part of said lot numbered two (2) in block numbered two (2) described as follows, viz:  
That part of Lot 2, Block 2, HOYT'S ADDITION TO ST. PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, lying westerly of a line described as commencing at the northwesterly corner of said lot 2; thence North 55 degrees 13 minutes 35 seconds East, assumed bearing, along the northwesterly line of said lot 2, a distance of 43.95 feet to the point of beginning of the line to be described; thence South 34 degrees 23 minutes 38 seconds East a distance of 127.07 feet; thence North 55 degrees 13 minutes 35 seconds East a distance of 2.69 feet; thence South 34 degrees 46 minutes 09 seconds East a distance of 43.12 feet to the Southeastly line of said lot 2 and said line there terminating.  
EXCEPT the northwesterly 11.00 feet thereof.

**AND**

Lot 4, Block 2, Hoyt's Addition to St. Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota, EXCEPT the northwesterly 50.00 feet thereof.

**AND**

Lot five (5), Block two (2), Hoyt's Addition to St. Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, Ramsey County, Minnesota.

**AND**

Lot numbered five (5), in Block numbered two (2), of Hoyt's Addition to St. Paul, according to the recorded plat thereof on file and of record in the office of the Register of Deeds, in and for said Ramsey County, Minnesota.

**AND**

Lot numbered three (3), in Block eleven (11), of Hoyt's Addition to St. Paul, also that strip of land lying between the westerly line of said lot three (3) and the easterly line of lot six (6) in Block two (2) of Hoyt's Addition to St. Paul, according to the recorded plat thereof on file in the office of the Register of Deeds, in and for said Ramsey County, Minnesota.

**AND**

Lot 4, Block 11, Hoyt's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota, EXCEPT that part lying northwesterly of a line run parallel with and distant 4 feet northwesterly of the following described line:  
Beginning at a point on the parallel with and distant 15 feet southwesterly of the northwesterly line of said Block 11, distant 53 feet southwesterly of its intersection with the northwesterly line of said Block 11; thence run southwesterly to a point on the northwesterly line of Lot 4, said Block 11, distant 120 feet northwesterly of the southeast corner of said Lot 4 and there terminating.

**PROPOSED LEGAL DESCRIPTIONS**

**TRACT A:**  
That part of Blocks 2 and 11, HOYT'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, and that wedge-shaped strip of land lying between said blocks 2 and 11, which lies southwesterly and northwesterly of the following described line:  
Commencing at the most southerly corner of said Block 2; thence on an assumed bearing of North 55 degrees 19 minutes 51 seconds East, along the Southeastly line of said Block 2, a distance of 92.33 feet to the point of beginning of the line to be described; thence North 34 degrees 22 minutes 31 seconds West a distance of 182.07 feet; thence North 55 degrees 17 minutes 29 seconds East a distance of 127.84 feet; thence North 34 degrees 22 minutes 31 seconds West a distance of 18.00 feet; thence North 55 degrees 17 minutes 29 seconds East a distance of 16.00 feet; thence North 34 degrees 22 minutes 31 seconds West a distance of 100.76 feet to a point on the northwesterly line of said Block 11 lying 92.40 feet southwesterly of the most southerly corner thereof; and said line there terminating.  
EXCEPT the northwesterly 11.00 feet of said Block 2 and 11, and the northwesterly 11.00 feet of a wedge-shaped strip of land.

**ALSO EXCEPT** that part of Lot 3, said Block 2 described as follows: Beginning at a point on the Southeastly line of said lot 3, a distance of 40.65 feet Northwesterly from the most southerly corner thereof; thence Northwesterly at a right angle to said Southeastly line of lot 3, a distance of 0.33 feet; thence Northwesterly along a straight line to a point on the hereinafter described line designated as Line "A"; said point being 13 feet from the point of intersection of Line "A" with the Southeastly line of said lot 3; thence Southwesterly along Line "A" to the Southeastly line of said lot 3; thence Southwesterly along said Southeastly line of said lot 3 to the point of beginning.

Line "A" is described as beginning at a point on the Southeastly line of said lot 3, a distance of 55 feet Northwesterly from the most southerly corner thereof; thence along a straight line to a point on a line parallel with and distant 11.00 feet Southwesterly of the Northwest line of said lot 2 and 25 feet Southwesterly from the Northeast line of said lot 2 measured along said parallel line.

**ALSO EXCEPT** that part of said Lot 3 lying southwesterly of the northwesterly 11.00 feet thereof and westerly of said Line "A".

**ALSO EXCEPT** that part of said Lot 3 lying southwesterly of the northwesterly 11.00 feet thereof and westerly of said Line "A", and northwesterly of the following described line:  
Beginning at the point of intersection of said southwesterly line of the northwesterly 11.00 feet with the northeast line of said lot 3; thence run southwesterly to a point on said Line "A"; distance 25.00 feet Southwesterly to its point of beginning and there terminating.

**TRACT B:**  
Blocks 2 and 11, HOYT'S ADDITION TO SAINT PAUL, according to the recorded plat thereof, Ramsey County, Minnesota, and that wedge-shaped strip of land lying between said Blocks 2 and 11, EXCEPT that part which lies southwesterly and northwesterly of the following described line:  
Commencing at the most southerly corner of said Block 2; thence on an assumed bearing of North 55 degrees 19 minutes 51 seconds East, along the Southeastly line of said Block 2, a distance of 92.33 feet to the point of beginning of the line to be described; thence North 34 degrees 22 minutes 31 seconds West a distance of 182.07 feet; thence North 55 degrees 17 minutes 29 seconds East a distance of 127.84 feet; thence North 34 degrees 22 minutes 31 seconds West a distance of 18.00 feet; thence North 55 degrees 17 minutes 29 seconds East a distance of 16.00 feet; thence North 34 degrees 22 minutes 31 seconds West a distance of 100.76 feet to a point on the northwesterly line of said Block 11 lying 92.40 feet southwesterly of the most southerly corner thereof; and said line there terminating.  
EXCEPT the northwesterly 11.00 feet of said Block 11.

**ALSO EXCEPT** that part of Lot 1, said Block 11 which lies northwesterly of the following described line:  
Beginning at a point on the Southeastly line of said northwesterly 11.00 feet distant 53.00 feet Southwesterly of its intersection with the northeast line of said lot 1; thence run northwesterly to a point on the northeast line of lot 4, said Block 11; distant 120.00 feet northwesterly of the most easterly corner thereof.

**ALSO EXCEPT** that part of said Lot 4 which lies northwesterly of a line parallel with and distant 4.00 feet northwesterly of the last described line.

**NOTES**

1. Subject property's addresses and property identification numbers are as follows:  
Parcel 1: 252 9th Street East 31-29-24-01-17  
246 9th Street East 31-29-24-02-02  
290 9th Street East 31-29-24-03-02  
Parcel 2: 262 8th Street East 31-29-24-04-04
2. The bearing system is based on the northwesterly line of Blocks 2 and 11 when it is assumed to bear North 55 degrees 13 minutes 35 seconds East. The existing area of Parcel 1 is 58,759 sq. ft., or 1.37 acres. The proposed area of Block 1 is 1,343,404 sq. ft., or 30.74 acres. The proposed area of Tract B is 48,108 sq. ft., or 1.12 acres.

**SURVEYOR'S CERTIFICATE**  
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.  
Signed this 27th day of April, 2020  
MARCUS J. HANCOCK, M.L.S., No. 01002

**RECEIVED**  
MAY 6 4 2020

**James R. Hill, Inc.**  
PLANNERS / ENGINEERS / SURVEYORS  
2500 WEST C.F. 42, SUITE 120, BURNSVILLE, MN 55337  
PHONE: 952.896.0344  
WWW.JRHILL.COM



**GALLERY ST. PAUL**  
ST. PAUL, MINN. 55101  
LOT SPLIT SURVEY  
FOR  
CHASE REAL ESTATE, INC.  
240 CO. RD. 42 WEST, BURNSVILLE, MN 55337

**DRAWN BY**  
MFB  
**DATE**  
08/13/2019  
**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/13/2019	Final Drawing
2	08/13/2019	Final Drawing
3	08/13/2019	Final Drawing
4	08/13/2019	Final Drawing
5	08/13/2019	Final Drawing

**CAD FILE**  
23675-SPLIT.dwg  
**PROJECT NO.**  
23675-00  
**FILE NO.**  
1-19-036  
**SHEET 1 OF 1**