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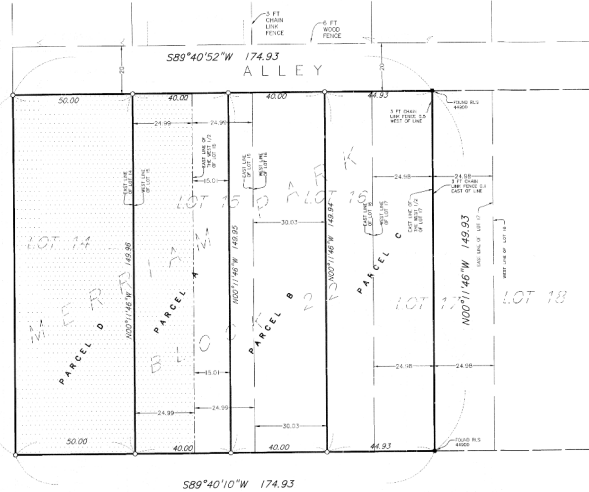
Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 406

Pkg ID 1385387M

Document Recording Fee Abstract	\$46.00
<b><i>Document Total</i></b>	<b>\$46.00</b>

HOWELL ST N  
N00°11'46"W 149.97



IGLEHART AVE

HOWELL ST N

PURPOSE OF THIS SURVEY  
IS FOR A LOT SPLIT

**DESCRIPTION OF PROPERTY SURVEYED**

(Per Warranty Deed Doc. No. 1653195, Affidavit of Identity and Survivorship Doc. No. 2604621, and Certificate of Title 76285)

Lot 14, Block 22 Merriam Park Per Certificate of Title 76285 (Torrans)

and

The West half of Lot 15, Block 22, Merriam Park Per Certificate of Title 76285 (Torrans)

and

East 1/2 of Lot 16, all of Lot 18 and West 1/2 of Lot 17, Block 22, Merriam Park, Ramsey County, Minnesota, according to the recorded plat thereof. Per Doc. No. 1653195 (Abstract)

Note: Per Document Numbers 2604620, 2604621, 2604622, and 2604623 the West 10 feet of the East 1/2 of Lot 15 (Abstract) was added to parcel described in Certificate of Title No. 76285

**PROPOSED DESCRIPTION OF PARCEL A**

The west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

AKA:

The west 15.01 feet of the east half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

AKA:

That part of the west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 15.01 feet of said East Half of said Lot 15 and the east 30.03 feet of Lot 16 and Block 22.

(Altares Property)

**PROPOSED DESCRIPTION OF PARCEL B**

That part of the west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 15.01 feet of said East Half of said Lot 15 and the east 30.03 feet of Lot 16 and Block 22.

(Altares Property)

**PROPOSED DESCRIPTION OF PARCEL C**

That part of Lot 16, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 30.03 feet of said Lot 16 and the west half of Lot 17, and Block 22.

(Altares Property)

**PROPOSED DESCRIPTION OF PARCEL D**

Lot 14, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.

(Torrans Property)

**AREAS**

Parcel A = 5,998 square feet or 0.136 acres

Parcel B = 3,998 square feet or 0.136 acres

Parcel C = 6,736 square feet or 0.155 acres

Parcel D = 7,498 square feet or 0.172 acres

Area = 29,230 square feet or 0.669 acres

**GENERAL NOTE**

1) Survey coordinate basis, Ramsey County System (North American Datum of 1983 Coordinates, first adjustment December 17, 1991)

**UTILITY NOTES**

- Utility information from plans and markings was combined with observed evidence of utilities to create a view of the underground utilities shown herein. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, "Sign" State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- Some underground utility locations are known as marked onsite by those utility companies whose locators responded to our Geopac State One Call, ticket numbers 173191788 and 173191795.
- Contact GEOPAC STATE ONE CALL at 651-454-0002 (800-252-1666) for precise onsite location of utilities prior to any excavation.

Demarcation of these marks is not to be used for any other purpose.

Surveyed by Paul D. Johnson, L.S., 12/24/18

Approved by Paul D. Johnson, L.S., 12/24/18

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.

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.

Dated this 25th day of July, 2018

SUNDE LAND SURVEYING, L.L.C.  
By: *Alan O'Flaherty* Minn. Lic. No. 44900

Revised Per City Comments	KJK	06/25/2023
Revised Errors & Description	KJK	06/19/2020
City locate strip 3	KJK	03/20/2019
Updated to current site conditions	KJK	01/29/2018
Discussion	BY	05/11/2018

**CERTIFICATE OF SURVEY FOR:**  
**1905 IGLEHART LLC**  
**1905, 1911 IGLEHART AVENUE**  
**ST. PAUL, MINNESOTA**

**SUNDE LAND SURVEYING**  
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Phone: 612-339-8200 Fax: 612-339-8200

Project: 2017-024-A Date: 07/25/18  
Township: 22 Range: 22 Section: 13  
Date: 07/25/2018 Sheet: 1 of 1

