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CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Survey Made For:
Mr. JIM KELLY
749 SUMMIT AVENUE
St. Paul, MN 55105

Existing Legal Description (761 Summit): (Warranty Deed)
The West 50 feet of Lot 3 and the East 22.25 feet of Lot 4, Bryant's Subdivision,
Ramsey County, Minnesota.

Existing Lot Area (761 Summit): 18,505 sq. ft. or 0.42 acres

Existing Legal Description (755 Summit): (Warranty Deed)
East 13 feet of Lot 3 and West 19 feet of Lot 2 and West 23 feet of East 44 feet of Lot 2
except the North 76 feet thereof, all in Bryant's Subdivision, being a subdivision of Block 4
of Police Addition to St. Paul,
Ramsey County, Minnesota.

Existing Lot Area (755 Summit): 14,188 sq. ft. or 0.33 acres

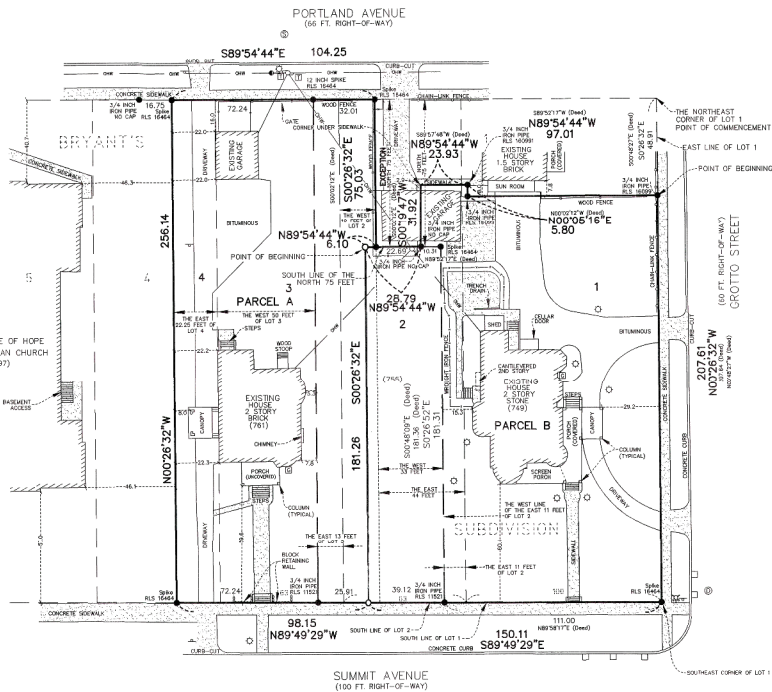
Existing Legal Description (749 Summit): (Warranty Deed)

That part of Lot 1, the East 15.00 feet of Lot 2 and the West 30.00 feet of the East 44.00
feet of the North 75.00 feet of Lot 2, Block 4, Bryant's Subdivision according to the
recorded plat thereof on file in the office of the County Recorder, Ramsey County,
Minnesota described as follows:

Commencing at the northeast corner of said Lot 1, thence South 00 degrees 46 minutes 27
seconds East (assumed bearing) along the East line of said Lot 1 a distance of 43.91 feet
to the point of beginning of the parcel to be described; thence South 89 degrees 52
minutes 17 seconds West 87.01 feet; thence North 00 degrees 02 minutes 12 seconds West,
23.90 feet; thence South 89 degrees 02 minutes 17 seconds East, along said South line, 10.31 feet to
the West line of said East 11.00 feet; thence South 00 degrees 48 minutes 09 seconds East
along said East line, 181.26 feet to the South line of said Lot 2; thence North 89 degrees
58 minutes 17 seconds East along the South line of said Lot 1, and 2 a distance of 111.00
feet to the southeast corner of said Lot 1; thence North 00 degrees 48 minutes 27 seconds
West, 207.64 feet to the point of beginning and there terminating.

Existing Lot Area (749 Summit): 23,438 sq. ft. or 0.54 acres

Note:
Patent ambiguity, the deed references Block 4, as
being a part of Bryant's Subdivision, this is a patent
ambiguity Bryant's Subdivision is plotted over Block 4
of Police Addition to St. Paul.



Proposed Lot Area (761 Summit): 25,604 sq. ft. or 0.59 acres

Proposed Legal Description Parcel A:

These parts of Lots 2, 3 and 4, BRYANT'S SUBDIVISION, according to the recorded plat
thereof, RAMSEY COUNTY, MINNESOTA described as follows:
The West 50 feet of said Lot 3, and the East 22.25 feet of said Lot 4, and the North 75
feet of the West 19 feet of said Lot 2 and that part of said Lot 2 lying westerly of the
following described line:

Commencing at the northeast corner of Lot 1, of said BRYANT'S SUBDIVISION thence South
00 degrees 26 minutes 32 seconds East, assumed bearing, along the east line of said Lot 1
a distance of 48.89 feet; thence North 89 degrees 54 minutes 44 seconds West a distance
of 97.01 feet; thence North 00 degrees 02 minutes 16 seconds East a distance of 5.80 feet;
thence North 89 degrees 54 minutes 44 seconds West a distance of 23.90 feet; thence
South 00 degrees 19 minutes 47 seconds West a distance of 31.92 feet to the south line of
the North 75 feet of said Lot 2; thence North 89 degrees 54 minutes 44 seconds West,
along said south line of the North 75 feet of Lot 2, a distance of 28.79 feet to the point
of beginning of the line to be described; thence South 00 degrees 26 minutes 32 seconds
East a distance of 181.26 feet to the south line of said Lot 2, and said line there
terminating.

Proposed Lot Area (749 Summit): 30,527 sq. ft. or 0.70 acres

Proposed Legal Description Parcel B:

These parts of Lots 1 and 2, BRYANT'S SUBDIVISION, according to the recorded plat thereof,
Ramsey County, Minnesota described as follows:

Commencing at the northeast corner of said Lot 1; thence South 00 degrees 26 minutes 32
seconds East, assumed bearing, along the east line of said Lot 1 a distance of 48.89 feet to
the point of beginning of the property to be described; thence North 89 degrees 54
minutes 44 seconds West a distance of 97.01 feet; thence North 00 degrees 02 minutes 16
seconds East a distance of 5.80 feet; thence North 89 degrees 54 minutes 44 seconds West
a distance of 23.90 feet; thence South 00 degrees 19 minutes 47 seconds West a distance
of 31.92 feet to the south line of the North 75 feet of said Lot 2; thence North 89 degrees
54 minutes 44 seconds West, along said south line of the North 75 feet of Lot 2, a
distance of 28.79 feet; thence South 00 degrees 26 minutes 32 seconds East a distance of
181.26 feet to the south line of said Lot 2; thence North 89 degrees 54 minutes 44
seconds East, along the said south line of Lot 2 and along the south line Lot 1, a distance
of 150.11 feet to the southeast corner of said Lot 1; thence North 00 degrees 26 minutes
32 seconds West a distance of 207.64 feet to the point of beginning, and there terminating.

Conveyance of land described by this instrument
is hereby acknowledged and is admitted to recording
and is binding.

CITY OF SAINT PAUL
By Paul J. D'Amico, 10/6/20
Date

Approval of adjustment of common boundary only;
Not for building placement. This adjustment of
common boundary does not constitute approval of
buildings or uses of this site.



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 September 22, 2020
September 2, 2020
Justin L. Farns
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464

NOTES:

- Denotes 12 inch Common Spike set with washer stamped RLS 16464 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- H Denotes Sign
- Denotes Fire Hydrant
- Denotes Catch Basin
- Denotes Light Pole
- Denotes Power Pole
- Denotes Sanitary Sewer Manhole
- Denotes Gas Meter
- Denotes Overhead Utility wires
- Denotes Concrete Surface

SITE ADDRESS: 749, 755, & 761 Summit Ave, St Paul, MN
BASIS OF BEARINGS: RAMSEY COUNTY
LAKE & LAND SURVEYING - JOB NO. 2020.288 JK