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Office of the County Recorder
Ramsey County, Minnesota
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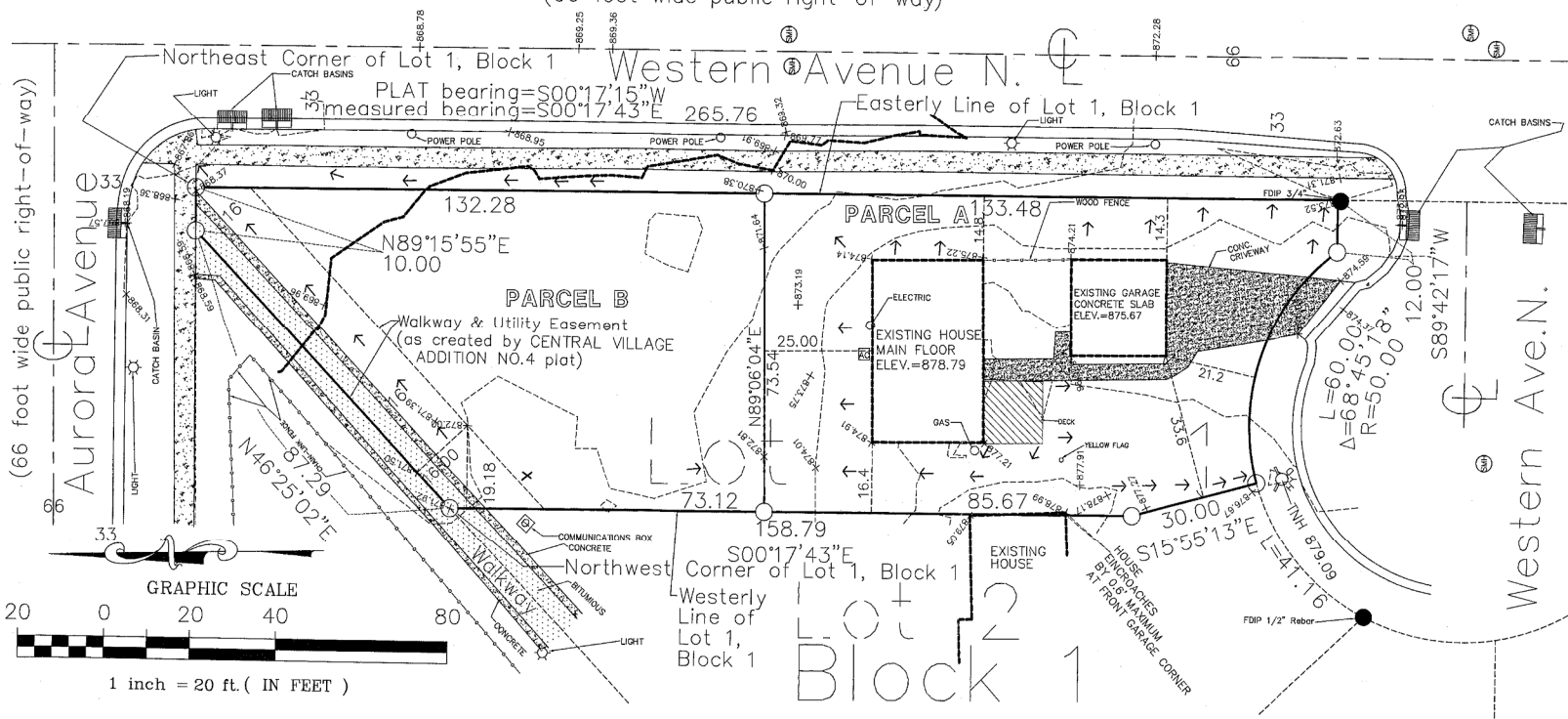
CERTIFICATE OF SURVEY

Existing Conditions for Lot Split

for Dale Yang

Y8-01-20

(66 foot wide public right-of-way)



EXISTING COVERAGE AREAS:
 LOT AREA= 16,554 SQ.FT.
 HOUSE AREA= 1,090 SQ.FT.
 EXISTING GARAGE AREA= 492 SQ. FT.
 CONCRETE AND AC AREAS= 734 SQ.FT.
 DECK AREAS= 197 SQ.FT.
 MINUS PERVIOUS DECK AREA= -197 SQ. FT.
 TOTAL EXISTING IMPERVIOUS SURFACE= 2,316 SQ.FT.(14.0%)

PROPOSED AREAS:
 PARCEL A: 8,705 SQ.FT.
 PARCEL B: 7,849 SQ.FT.

CURRENT ZONING: RM1
SETBACKS PER ZONING:
 FRONT: 25 FEET
 SIDE: 9 FEET
 REAR: 25 FEET

- NOTES:**
- Survey Revision of 11-04-2020 to change Parcel sizes.
 - Client to apply to the city for a Variance from the Front and or Rear Setbacks.
 - Survey Revisions of 11-10-2020 AND 11-30-2020 per City Request to add labelling.
 - Survey Revision of 12-16-2020 to add monument size to be set, and to update street and monument labelling.

SITE ADDRESS

435 Western Avenue N., Saint Paul, MN 55103

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1,
 CENTRAL VILLAGE ADDITION NO. 4
 Ramsey County, Minnesota

Conveyance of land described by this instrument is hereby approved and is entitled to recording and indexing.

CITY OF SAINT PAUL
 By Paul Deibel 1-21-21
 for Planning Administrator Date

PROPOSED LEGAL DESCRIPTION

PARCEL A:

That part of Lot 1, Block 1, CENTRAL VILLAGE ADDITION NO. 4, Ramsey County, Minnesota, lying southerly of the following described line:
 Beginning at a point on the easterly line of said Lot 1, Block 1, distant 132.28 feet southerly from the Northeast corner thereof; thence westerly, a distance of 73.54 feet, more or less, to a point on the westerly line of said Lot 1, Block 1, distant 73.12 feet southerly from the Northwest Corner thereof, and said line there terminating. Subject to any easements of record.

PROPOSED LEGAL DESCRIPTION

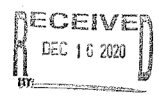
PARCEL B

That part of Lot 1, Block 1, CENTRAL VILLAGE ADDITION NO. 4, Ramsey County, Minnesota, lying northerly of the following described line:
 Beginning at a point on the easterly line of said Lot 1, Block 1, distant 132.28 feet southerly from the Northeast corner thereof; thence westerly, a distance of 73.54 feet, more or less, to a point on the westerly line of said Lot 1, Block 1, distant 73.12 feet southerly from the Northwest Corner thereof, and said line there terminating. Subject to any easements of record.

The Easterly Line of Lot 1, Block 1 is assumed to bear S00°17'43"E
 o Denotes 1/2" Diameter by 12" (unless set in bituminous, then PK Nail) iron monument set or to be set with Lic.No.41905
 • Denotes iron monument found

Existing Proposed

I hereby 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.
Michael H. Brandt
 Michael H. Brandt
 Date 08 October 2020 Reg. No. 41905
 Rev 04 November 2020 Rev 10 November 2020
 Rev 30 November 2020 Rev 16 December 2020



BRANDT ENGINEERING & SURVEYING
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Y8-01-20