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**ADVANCE SURVEYING & ENGINEERING CO.**

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474 7964 Fax (952) 225 0502 WWW.ADVSUR.COM

SURVEY FOR: **JER LEE & TXUCI LEE**

SURVEYED: November 12, 2015 DRAFTED: November 17, 2015

- REVISED: April 14, 2016, to show proposed lot split.
- REVISED: September 15, 2016, to show proposed drainage & utility easements.
- REVISED: April 11, 2017, to show added names.
- REVISED: June 1, 2017, to change easement per city.
- REVISED: May 9, 2019, to show Parcel 3 split into proposed Parcel 3A & 3B.
- REVISED: May 17, 2019, to change names of Parcels 3A & 3B.
- REVISED: June 19, 2020, to change names.
- REVISED: December 30, 2020, to show legal descriptions for drainage & utility easements.

ADDRESS OF ORIGINAL PARCEL:  
1525 Sterling St S, Maplewood, Mn

**PROPOSED LEGAL DESCRIPTION OF PARCEL 1:**

The North 292 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

**PROPOSED LEGAL DESCRIPTION OF PARCEL 2:**

The South 220 feet of the North 512 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

**PROPOSED LEGAL DESCRIPTION OF PARCEL 3A:**

The South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, except the North 512 feet, lying Easterly of the Easterly right-of-way line of Interstate 494.

AND

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying North of the South 1,257.02 feet, and lying Easterly of the Southeasterly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

**PROPOSED LEGAL DESCRIPTION OF PARCEL 3B:**

The North 327.02 feet of the South 1,257.02 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Southeasterly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

**PROPOSED LEGAL DESCRIPTION FOR DRAINAGE & UTILITY EASEMENTS OVER PARCEL 1:**

The North 5 feet lying West of the East 43 feet; the South 5 feet lying West of the East 43 feet; the West 10 feet; and the West 10 feet of the East 43 feet of the following described parcel:

The North 292 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

**PROPOSED LEGAL DESCRIPTION FOR DRAINAGE & UTILITY EASEMENTS OVER PARCEL 2:**

The North 5 feet lying West of the East 43 feet; the South 5 feet lying West of the East 43 feet; the West 10 feet; and the West 10 feet of the East 43 feet of the following described parcel:

The South 220 feet of the North 512 feet of the South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Easterly right-of-way line of Interstate 494.

**PROPOSED LEGAL DESCRIPTION FOR DRAINAGE & UTILITY EASEMENTS OVER PARCEL 3A:**

The North 5 feet lying West of the East 43 feet; the West 10 feet; the West 10 feet of the East 43 feet; and the South 10 feet lying West of the East 549 feet of the following described parcel:

The South Half of the Northeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, except the North 512 feet, lying Easterly of the Easterly right-of-way line of Interstate 494.

AND

The South 5 feet lying West of the East 43 feet; the West 10 feet; and the West 10 feet of the East 43 feet of the following described parcel:

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying North of the South 1,257.02 feet, and lying Easterly of the Southeasterly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

**PROPOSED LEGAL DESCRIPTION FOR DRAINAGE & UTILITY EASEMENTS OVER PARCEL 3B:**

The North 5 feet lying West of the East 43 feet; the South 5 feet lying West of the East 43 feet; the West 10 feet; and the West 10 feet of the East 43 feet of the following described parcel:

The North 327.02 feet of the South 1,257.02 feet of the Southeast Quarter of the Southwest Quarter of Section 24, Township 28, Range 22, Ramsey County, Minnesota, lying Easterly of the Southeasterly right-of-way line of Interstate 494 as described in Book 1922, RCR, Page 413.

**SCOPE OF WORK & LIMITATIONS:**

1. Showing the length and direction of boundary lines of the above legal description were furnished. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey, have been shown.
2. We show a proposed division of the property per your instructions. Please review the proposed division to verify that it is what you intended. We suggest you submit this survey to the governmental agencies that have jurisdiction over it to obtain their approvals, if you can, before making any decisions regarding the property.
3. Showing the location of existing improvements we deemed important.
4. Setting new monuments or verifying old monuments to mark the corners of the property.

**STANDARD SYMBOLS & CONVENTIONS:**

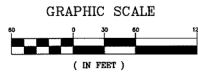
● Denotes found iron survey monument, unless otherwise shown.

**CERTIFICATION:**

I hereby certify that this plan, specification report or survey 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.

Signature: *Wayne W. Preuhs* Typed Name: Wayne W. Preuhs

Reg. No.: 43503



**"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING."**

*Shawn Finwall* 3-23-21  
**SHAWN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"**

