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Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
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Deputy 504

Pkg ID 1482394D

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

# MINOR SUBDIVISION FOR: DENNIS HENDRICKSON

## LEGAL DESCRIPTION:

(Per Quit Claim Deed recorded August 5, 2004, as Document No. 3779841)

All that part of the West 1/4 of Lots 1 and 2, Block 31, Smith and Taylor's Addition to North St. Paul, lying South of a line running parallel to and distant 259 feet North of the South line of said Block 31 and the alley which accreted thereto by reason of vacation.

## NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-2011 Adj.).
- The total area of the property described hereon is 38,392 square feet or 0.88136 acres.
- No title work was provided in the preparation of this survey to verify the existence of any easements or encumbrances to the property. The legal description was obtained from a Quit Claim Deed recorded as Document No. 3779841.
- Existing utilities, services and underground structures shown hereon were based on observed evidence located at the time of the field work in addition to utilities as provided in plans provided by the City. Other utilities and services may be present. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- According to the City of Maplewood the property is subject to the following building setback requirements:  
Front = (coverage setback of existing structures in the block)  
Side = 10 feet (5 feet for garage)  
Rear = (20 per-cent of lot depth)

## PROPOSED PARCEL DESCRIPTIONS:

### PARCEL A:

All that part of the West One-Quarter of Lot 1, Block 31, Smith and Taylor's Addition to North St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota which lies south of a line parallel to and distant 259.00 feet north of the south line of said Block 31, and lying north of a line parallel to and distant 174.00 feet north of said south line  
Containing 12,600 square feet or 0.28926 acres, more or less.

### PARCEL B:

The south 174.00 feet of the following described land:

All those parts of the West One-Quarter of Lots 1 and 2, Block 31, Smith and Taylor's Addition to North St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota which lie South of a line running parallel to and distant 259 feet North of the South line of said Block 31, Together with that part of the alley in said Block 31, which accretes to the property by reason of vacation thereof.  
Containing 25,792 square feet or 0.59210 acres, more or less.

## PROPOSED EASEMENT DESCRIPTIONS:

### PARCEL A DRAINAGE & UTILITY EASEMENT DESCRIPTION:

An easement for drainage and utility purposes over, under and across the north and south 5.00 feet, and the east and west 10.00 feet, of the following described parcel:

All that part of the West One-Quarter of Lot 1, Block 31, Smith and Taylor's Addition to North St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota which lies south of a line parallel to and distant 259.00 feet north of the south line of said Block 31, and lying north of a line parallel to and distant 174.00 feet north of said south line

### PARCEL B DRAINAGE & UTILITY EASEMENT DESCRIPTION:

An easement for drainage and utility purposes over, under and across the north, south and west 10.00 feet, and the east 5.00 feet, of the following described parcel:

The south 174.00 feet of the following described land:

All those parts of the West One-Quarter of Lots 1 and 2, Block 31, Smith and Taylor's Addition to North St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota which lie South of a line running parallel to and distant 259 feet North of the South line of said Block 31, Together with that part of the alley in said Block 31, which accretes to the property by reason of vacation thereof.

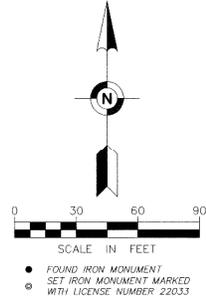
## CERTIFICATION:

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.

Date of survey: April 26, 2021.  
Date of signature: May 4, 2021.

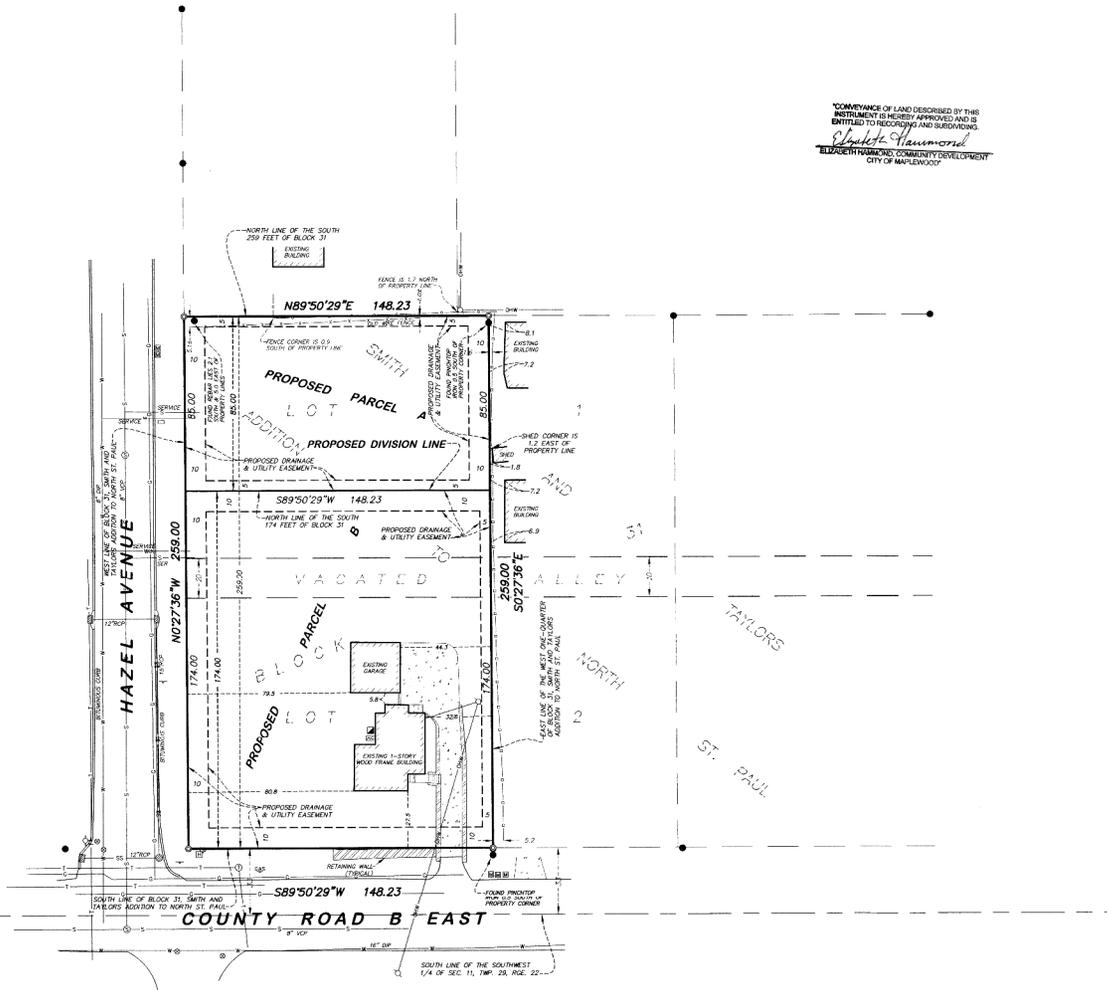
  
Lee J. Nord  
Minnesota License No. 22033

"COMMITTEE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUPERVISING."  
*Elizabeth Haanover*  
ELIZABETH HAANOVER, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD



## LEGEND

- SANITARY MANHOLE
- CATCH BASIN
- WATER MANHOLE
- HYDRANT
- GATE VALVE
- AIR CONDITIONER
- HANGHOLE
- UTILITY POLE
- TELEPHONE MANHOLE
- FIBER OPTIC SIGN
- GAS METER
- GAS SIGN
- MAIL BOX
- SIGN
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- WALL
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- BITUMINOUS SURFACE
- CONCRETE SURFACE



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
		T.V.	01	5/27/2021
		DRAWN BY:	02	7/27/2021
DRAWING NAME:		ADD UTILITIES PROVIDED BY THE CITY		
JOB NO. 39693		ADD PROPOSED DRAINAGE & UTILITY EASEMENTS		
FILE NO. 5873		CHECKED BY:		
		DATE:		

MINOR  
SUBDIVISION

SURVEY FOR:

DENNIS HENDRICKSON

PROPERTY ADDRESS:

1909 COUNTY ROAD B EAST  
MAPLEWOOD, MN 55109



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land surveyors since 1872

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