



Doc No **A04922831**

Certified, filed and/or recorded on
Dec 7, 2021 8:10 AM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 408 Pkg ID 1494542D

Document Recording Fee Abstract \$46.00

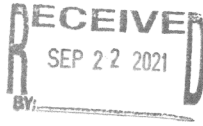
Document Total \$46.00

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Proposed Lot Split Made For:
Zenith Land Holdings LLC
10120 Gristmill Ridge
Eden Prairie, MN 55347



Existing Lot Area: 24,815 sq. ft. or 0.57 acres.

Current Legal Description: (Warranty Deed)

Lots 1, 2, and 3, Block 6, SUMMIT VIEW, according to the recorded plat thereof on file and of record in the office of the County Recorder, Ramsey County, Minnesota.

Proposed Legal Description Parcel A:

That part of Lot 2 lying West of the East 40.07 feet thereof, and Lot 3, Block 6, SUMMIT VIEW, according to the recorded plat thereof, Ramsey County, Minnesota.

Proposed Legal Description Parcel B:

That part of Lot 1 lying West of the East 52.16 feet thereof, and the East 40.07 feet of Lot 2, Block 6, SUMMIT VIEW, according to the recorded plat thereof, Ramsey County, Minnesota.

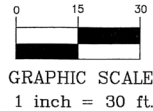
Proposed Legal Description Parcel C:

The East 52.16 feet of Lot 1, Block 6, SUMMIT VIEW, according to the recorded plat thereof, Ramsey County, Minnesota.

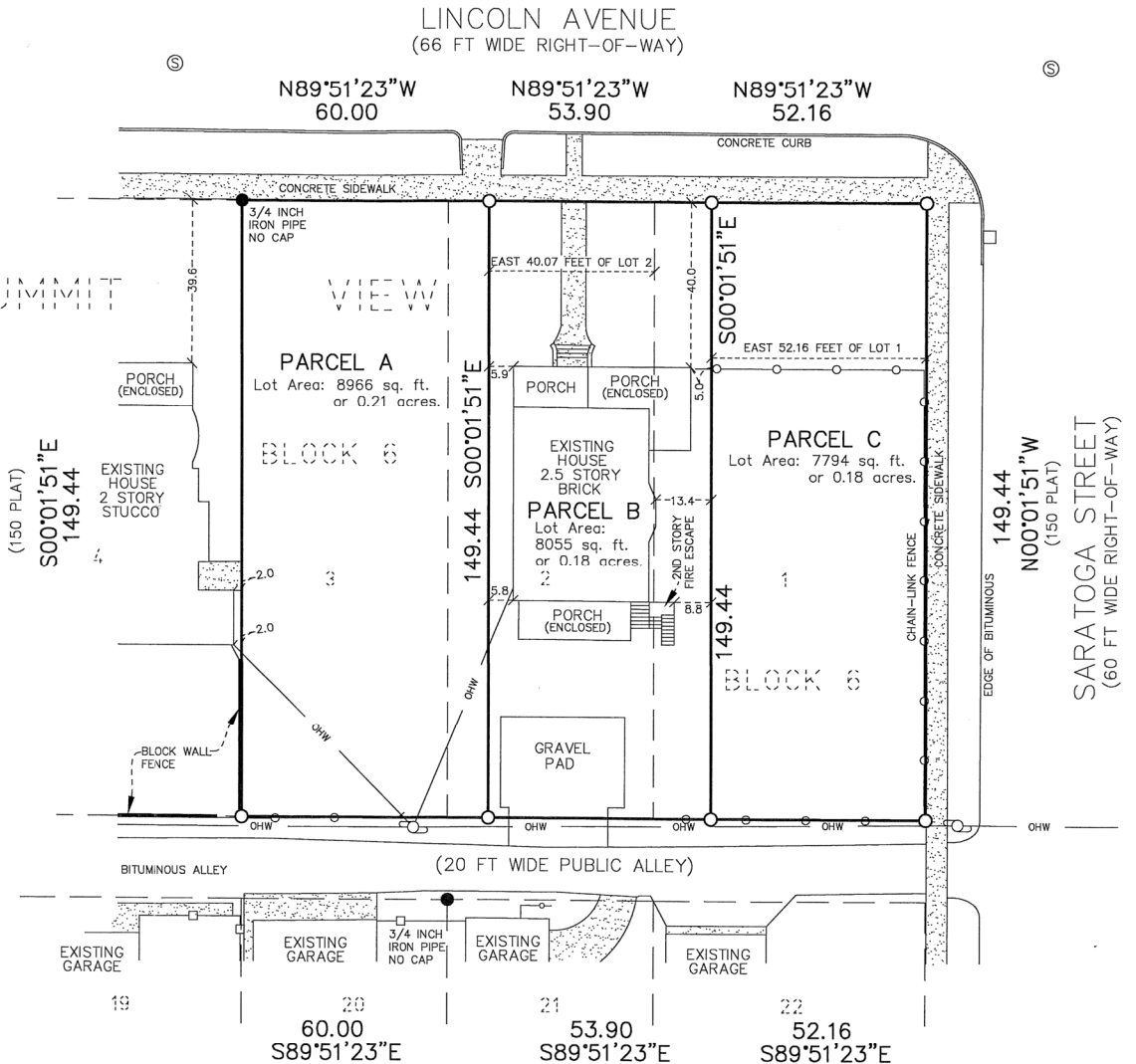
SITE ADDRESS: 1528 LINCOLN AVENUE, ST. PAUL
BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES

NOTES:

- DENOTES 12 INCH COMMON SPIKE SET WITH WASHER STAMPED RLS 16464 OR AS NOTED. TO BE SET AFTER LOT SPLIT APPROVAL
- DENOTES IRON MONUMENT FOUND SIZE, TYPE, & R.L.S. AS NOTED.
- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY MANHOLE
- ▭ DENOTES WOOD FENCE
- ⊕ DENOTES POWER POLE
- OHW— DENOTES OVERHEAD UTILITY WIRES
- DENOTES CHAIN-LINK FENCE
- ▨ DENOTES CONCRETE SURFACE



LAKE & LAND SURVEYING JOB NO. 2021.175 JK



see reverse for City approval

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.

Jonathan L. Faraci
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464

Revised Sept 22, 2021
Revised Sept 10, 2021
Revised July 27, 2021
May 20, 2021

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

CITY OF SAINT PAUL

By Paul Dubruin 9-29-21
Planning Administrator

for see condition:

subject to the following condition:

1. Removal of the existing curb cut on Lincoln, with restoration of curbing and boulevard landscaping, at the time of new construction on Parcel A or within one year of any change of property ownership if new construction on Parcel A has not yet begun.