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***Document Total*** \$46.00

# LOT RECOMBINATION

~for~ **STEPHEN & KATHLEEN ENZLER**  
 ~of~ **1995 County Road B West**  
**Roseville, Minnesota 55113**

## EXISTING PROPERTY DESCRIPTION: (per Document No. 2595483)

10th Supplemental Condominium Plat of CONDOMINIUM NUMBER 252, FERRISWOOD CONDOMINIUM.  
 (UNIT 050 - 2179)

That part of Outlot B, Ferriswood, Ramsey County, Minnesota which lies within the following described lines:

Beginning at the Southwest corner of said Outlot B; thence N 0 degrees 28 minutes 13 seconds W (assumed bearing) along the West line of said Outlot B a distance of 88.93 feet; thence N 76 degrees 44 minutes 05 seconds E 134.83 feet; thence N 35 degrees 45 minutes 14 seconds W 14.95 feet; thence N 87 degrees 44 minutes 53 seconds E 40 feet; thence S 46 degrees 05 minutes 05 seconds W 55.96 feet; thence S 2 degrees 12 minutes 50 seconds E 90 feet to a point on the North line of Outlot C, Ferriswood; thence S 87 degrees 47 minutes 10 seconds W along said North line 125 feet to the point of beginning.

## EXISTING PROPERTY DESCRIPTION: (per Document No. 2653781)

13th Supplemental Condominium Plat of CONDOMINIUM NUMBER 252, FERRISWOOD CONDOMINIUM.  
 (UNIT 051 - 2177 & UNIT 052 - 2175)

That part of Outlot B, Ferriswood lying within the following described lines:

Commencing at the Northwest corner of Outlot C, said Ferriswood; thence North 87 degrees 47 minutes 10 seconds East (assumed bearing) along the Northerly line of said Outlot C a distance of 125.0 feet to the point of beginning of the lines to be herein described; thence continuing North 87 degrees 47 minutes 10 seconds East 37.93 feet; thence South 39 degrees East 70.0 feet to the westerly line of Ferris Lane; thence North 28 degrees 31 minutes 47 seconds East along said Westerly line 58.06 feet; thence along a tangential curve to the left 119.47 feet, radius of 185 feet, delta angle of 37 degrees; thence tangent to said curve North 8 degrees 28 minutes 13 seconds West 18.83 feet; thence South 87 degrees 44 minutes 53 seconds West 90.6 feet; thence South 46 degrees 05 minutes 05 seconds West 55.96 feet; thence South 2 degrees 12 minutes 50 seconds East 90.0 feet to the point of beginning.

## EXISTING PROPERTY DESCRIPTION: (1995 Co. Rd. B)

Outlot C, FERRISWOOD, according to the recorded plat thereof, Ramsey County, Minnesota.

## PROPOSED PARCEL A DESCRIPTION:

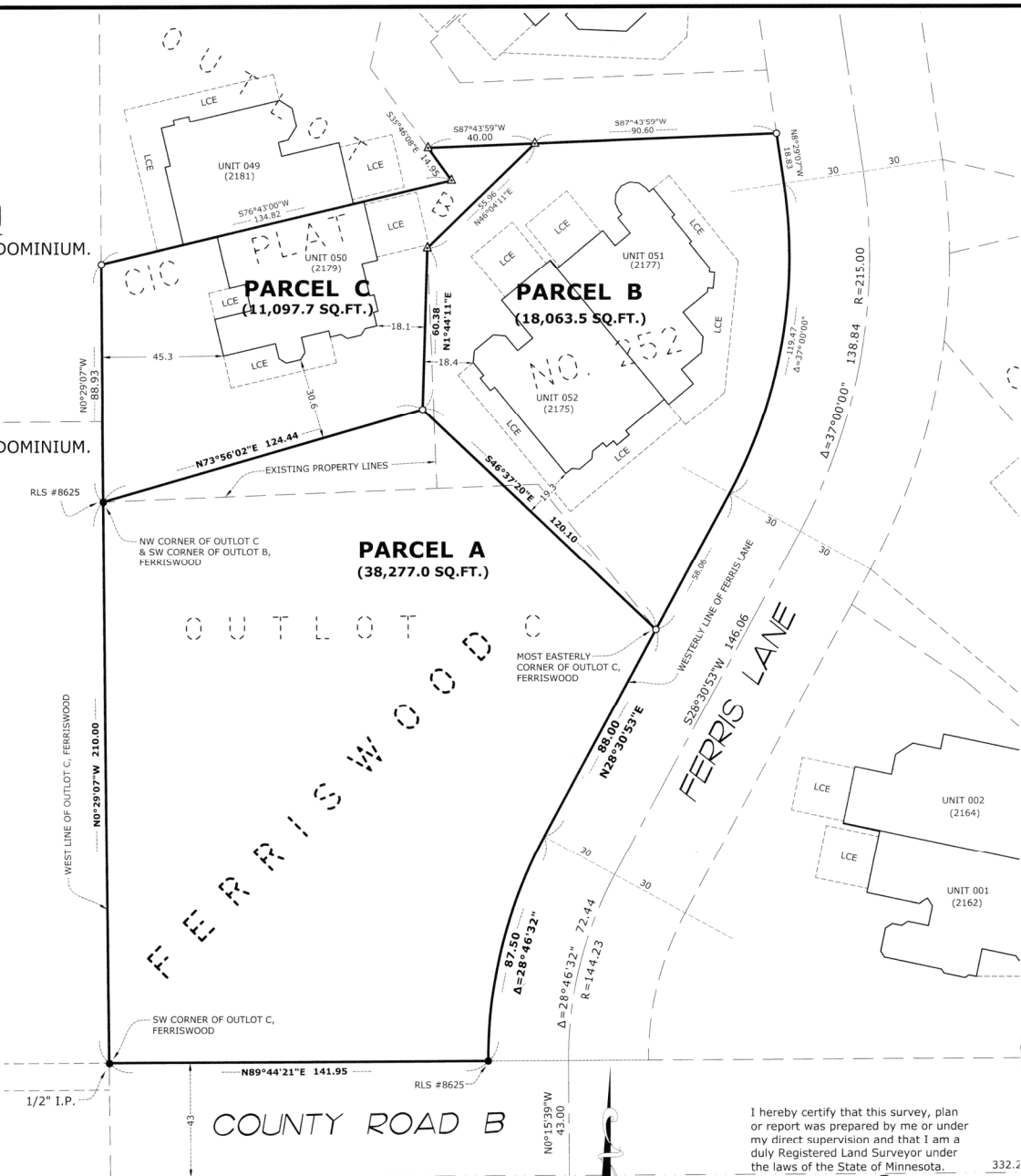
That part of Outlot B and Outlot C, FERRISWOOD, according to the recorded plat thereof, Ramsey County, Minnesota which lies southerly of a line described as Commencing at the Southwest corner of said Outlot C; thence on an assumed bearing of North 00 degrees 29 minutes 07 seconds West, along the west line of said Outlot C, a distance of 210.00 feet to the Northwest corner of said Outlot C, FERRISWOOD and the point of beginning of the line to be described; thence North 73 degrees 56 minutes 02 seconds East, a distance of 124.44 feet; thence South 46 degrees 37 minutes 20 seconds East, a distance of 120.10 feet, more or less, to the most easterly corner of said Outlot C, FERRISWOOD and said line there terminating.

## PROPOSED PARCEL B DESCRIPTION:

That part of Outlot B and Outlot C, FERRISWOOD, according to the recorded plat thereof, Ramsey County, Minnesota which lies southerly of a line described as Commencing at the Southwest corner of said Outlot C; thence on an assumed bearing of North 00 degrees 29 minutes 07 seconds West, along the west line of said Outlot C, a distance of 210.00 feet to the Northwest corner of said Outlot C, FERRISWOOD; thence North 73 degrees 56 minutes 02 seconds East, a distance of 124.44 feet to the point of beginning of the parcel to be described; thence South 46 degrees 37 minutes 20 seconds East, a distance of 120.10 feet, more or less, to the most easterly corner of said Outlot C, FERRISWOOD and the westerly line of Ferris Lane; thence North 28 degrees 31 minutes 47 seconds East along said westerly line of Ferris Lane a distance of 58.06 feet; thence northerly 119.47 feet along a tangential curve to the left, having a radius of 185 feet, delta angle of 37 degrees; thence tangent to said curve North 8 degrees 29 minutes 07 seconds West, a distance of 18.83 feet; thence South 87 degrees 43 minutes 50 seconds West 90.6 feet; thence South 46 degrees 04 minutes 11 seconds West, a distance of 55.96 feet; thence South 1 degree 44 minutes 11 seconds West, a distance of 60.38 feet to said point of beginning.

## PROPOSED PARCEL C DESCRIPTION:

That part of Outlot B, FERRISWOOD, according to the recorded plat thereof, Ramsey County, Minnesota described as Commencing at the Southwest corner of said Outlot C; thence on an assumed bearing of North 00 degrees 29 minutes 07 seconds West, along the west line of said Outlot C, a distance of 210.00 feet to the Northwest corner of said Outlot C, FERRISWOOD and the point of beginning of the property to be described; thence North 73 degrees 56 minutes 02 seconds East, a distance of 124.44 feet; thence North 01 degree 44 minutes 11 seconds West, a distance of 60.38 feet; thence North 46 degrees 04 minutes 11 seconds East, a distance of 55.96 feet; thence South 87 degrees 43 minutes 59 seconds West, a distance of 40.00 feet; thence South 35 degrees 46 minutes 08 seconds East, a distance of 14.95 feet; thence South 76 degrees 43 minutes 00 seconds West, a distance of 134.82 feet to the west line of said Outlot B; thence South 00 degrees 29 minutes 07 seconds East along said west line, a distance of 88.93 feet to said point of beginning.



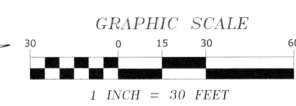
## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 11/23/21.
- Bearings shown are on Ramsey County datum. Sec.9, T.29, R.23.
- Parcel ID Number: 09-29-23-33-0183.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- △ DENOTES SET PKNAIL

Approved on 3/25/22  
 By [Signature]  
 City of Roseville  
 Public Works



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. 332.2

[Signature]  
 JASON E. RUD

Date: December 14, 2021 License No. 41578

DRAWN BY: CJT	JOB NO: 21.1418BS	DATE: 12/14/21	
CHECK BY: JER	FIELD CREW: JH / CB		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY