



Doc No **A04968421**

Certified, filed and/or recorded on
Oct 24, 2022 12:08 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 303 Pkg ID 1549280M

Document Recording Fee Abstract \$46.00

Document Total \$46.00

August 22, 2022

Andy Woodard
2686 5th Avenue E
North St. Paul, MN 55109



RE: Lot Line Adjustment for 2686 5th Avenue E North St. Paul, MN
ZMIS-22-2

Dear Mr. Woodard,

Staff completed review of Case #ZMIS-22-2, a lot line adjustment for land between 2686 5th Avenue E and 2304 Henry Street N North St. Paul, MN. The City of North St. Paul hereby approves the enclosed ✓ survey and legal descriptions review and recordation with Ramsey County. Should you have any additional questions, please don't hesitate to contact me at bhowe@wsbeng.com or 612-368-2018.

Sincerely,

A handwritten signature in cursive script that reads "Brandy Howe".

Brandy Howe
City Planner

Enclosures:
Certificate of Survey
Legal Descriptions

1-3

CERTIFICATE OF SURVEY

SURVEYED FOR:

Andrew Woodard
2686 5th Avenue East
North St. Paul, MN 55109

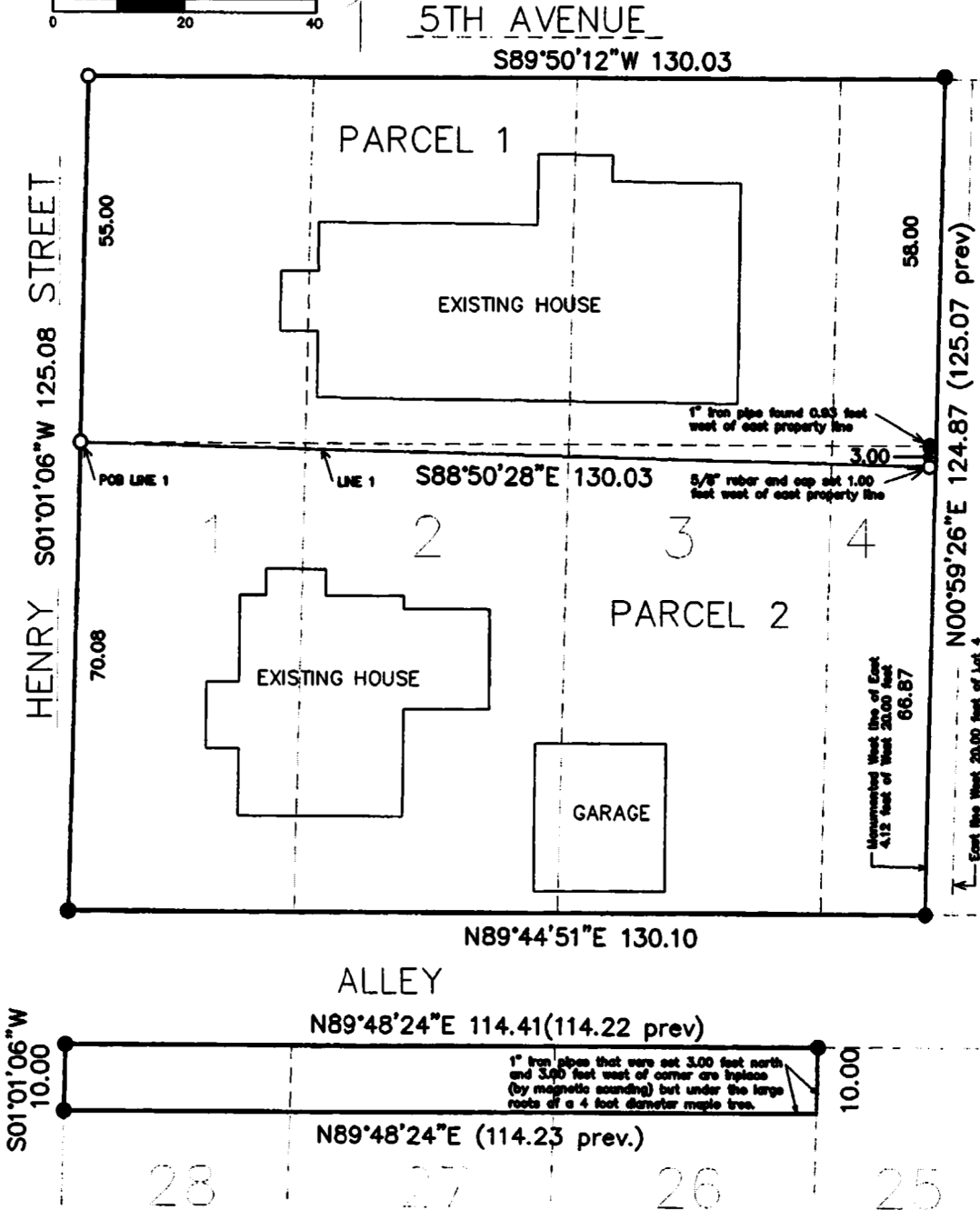
LEGEND

- 5/8" X 14" rebar set and capped RLS17496
- 1" OD Iron Pipe Found

Drafted by: Brad Canaday

Bearings are assumed

SCALE IN FEET
1 INCH = 20 FEET



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.

Prepared by:
BRADLEY CANADAY SURVEYING
6976 26th Street Court North
Oakdale, Minnesota 55128
Phone No. 651-332-6890

Brad Canaday

Dated 8/10/22 Reg. No. 17496
Job No. 22-14 Page 1 of 2 Pages

CERTIFICATE OF SURVEY

PARCEL 1

That part of Lot 1, Lot 2, Lot 3, and the West 20.00 feet of Lot 4, except the East 4.12 feet of Lot 4 thereof, all in Block 28, 2nd Addition to North St. Paul, Ramsey County, Minnesota, which lies Northerly of the following LINE 1. LINE 1: Beginning at a point on the Westerly line of said Block 28, thence South 88 degrees 50 minutes 28 seconds East (assumed bearing) 130.03 feet to the Westerly line of the Easterly 4.12 feet of the Westerly 20.00 feet of said Lot 4, said point being 58.00 feet southerly of the Northeasterly corner thereof, and there terminating.

Said parcel contains 7346 square feet, 0.168 acres and is subject to all easements and restrictions of record.

PARCEL 2

That part of Lot 1, Lot 2, Lot 3, and the West 20.00 feet of Lot 4, except the East 4.12 feet of Lot 4 thereof, all in Block 28, 2nd Addition to North St. Paul, Ramsey County, Minnesota, which lies Southerly of the following LINE 1. LINE 1: Beginning at a point on the Westerly line of said Block 28, thence South 88 degrees 50 minutes 28 seconds East (assumed bearing) 130.03 feet to the Westerly line of the Easterly 4.12 feet of the Westerly 20.00 feet of said Lot 4, said point being 58.00 feet southerly of the Northeasterly corner thereof, and there terminating.

Together with the North 10.00 feet of Lot 26, Lot 27, and Lot 28, Block 28, 2nd Addition, to North St. Paul, Ramsey County, Minnesota.

Said parcels contain 10049 square feet, more or less, 0.231 acres, more or less, and is subject to all easements and restrictions of record.