



Doc No **A04968988**

Certified, filed and/or recorded on
Oct 27, 2022 2:45 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 315 Pkg ID 1549922D

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

EXISTING DESCRIPTION OF 2250 UNIVERSITY AVE W. PROPERTY
(Per Warranty Deed Doc. No. AD4745022 & 40483844)

Parcel 1:
The North 125 feet of the East 87 feet of Lot 82, Hewitt's Outlots First Division, according to the plat thereof, Ramsey County, Minnesota, or otherwise described as that portion of Lot 82 Hewitt's Outlots First Division by metes and bounds as follows: commencing at the Northeast corner of Lot 82; thence South on the East line of Lot 82, 125 feet; thence 87 feet in a Northwesterly direction along a line parallel to the North line of Lot 82; thence 125 feet, in a Northwesterly direction along a line parallel to the East line of Lot 82; and thence 87 feet in an easterly direction along the North line of Lot 82 to the point of beginning.

Parcel 2:
Lot 83, except the Northern 105 feet thereof, "Hewitt's Outlots First Division", according to the plat thereof, Ramsey County, Minnesota.

Parcel 3:
The Northerly 105 feet of Lot 83, "Hewitt's Out Lots First Division", according to the recorded plat thereof, Ramsey County, Minnesota.

Parcel 4:
That part of vacated Myrtle Avenue adjoining Lot 83 as dedicated in the plat of Hewitt's Outlots First Division, Ramsey County, Minnesota, described as beginning at the most westerly corner of said Lot 83; thence southeasterly along the southeasterly line of said Lot 83, a distance of 100.04 feet to the most southern corner of said Lot 83; thence southeasterly along the southeasterly extension of the southeasterly line of Lot 83 a distance of 8.00 feet to the intersection with a line parallel with and 8.00 feet southeasterly of said southeasterly line of Lot 83; thence northeasterly along said parallel line a distance of 100.03 feet to the intersection with a line drawn southeasterly at right angles from the point of beginning; thence northeasterly along said line drawn at right angles from the point of beginning 8.00 feet to the point of beginning.

(Abstract Property)

PROPOSED DESCRIPTION OF 2250 UNIVERSITY AVE W. PROPERTY AFTER TRANSFER

Parcel 1:
The Northern 150 feet of the Easterly 87 feet of Lot 82, Hewitt's Outlots First Division, according to the plat thereof, Ramsey County, Minnesota.

Parcel 2:
Lot 83, except the Northern 105 feet thereof, "Hewitt's Outlots First Division", according to the plat thereof, Ramsey County, Minnesota.

Parcel 3:
The Northerly 105 feet of Lot 83, "Hewitt's Out Lots First Division", according to the recorded plat thereof, Ramsey County, Minnesota.

Parcel 4:
That part of vacated Myrtle Avenue adjoining Lot 83 as dedicated in the plat of Hewitt's Outlots First Division, Ramsey County, Minnesota, described as beginning at the most westerly corner of said Lot 83; thence southeasterly along the southeasterly line of said Lot 83, a distance of 100.04 feet to the most southern corner of said Lot 83; thence southeasterly along the southeasterly extension of the southeasterly line of Lot 83 a distance of 8.00 feet to the intersection with a line parallel with and 8.00 feet southeasterly of said southeasterly line of Lot 83; thence northeasterly along said parallel line a distance of 100.03 feet to the intersection with a line drawn southeasterly at right angles from the point of beginning; thence northeasterly along said line drawn at right angles from the point of beginning 8.00 feet to the point of beginning.

(Abstract Property)

EXISTING DESCRIPTION OF 2288 MYRTLE AVE PROPERTY
(Per Warranty Deed Doc. No. 3039407)

Parcel 1:
Lot 80, except the front of Northerly 150 feet thereof, Lot 81, except the front or Northerly 150 feet thereof, and all of Lot 82, Hewitt's Out Lots First Division, according to the recorded plat thereof, except the North 125 feet of the East 87 feet of Lot 82, Hewitt's Out Lots First Division, and except that part of the Northerly 150 feet of Lot 82 lying Northerly of the Southeasterly 87 feet. Hewitt's Outlots 1st Division, together with all that part of Myrtle Avenue and LaSalle Street abutting and adjoining Lots 80, 81 and 82, Hewitt's Outlots 1st Division and lying within the following described line:

Beginning at the Southwesterly corner of said Lot 80; thence Southeasterly along the Southwesterly line of said Lots 80, 81 and 82 a distance of 290.00 feet; thence Southwesterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 8 feet; thence Northerly and parallel to the Southwesterly line of said Lots 80, 81 and 82 and the Northerly extension thereof a distance of 304.00 feet; thence Northerly and parallel to the Northerly line of said Lot 80 a distance of 12 feet; thence Southwesterly, deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 5.00 feet more or less to a point on the Northerly line of said Lot 80; thence Southwesterly along the Northerly line of said Lot 80 to the point of beginning.

Parcel 2:
The East 1/2 except the North 110 feet of Lot 79, Hewitt's Out Lots - First Division; And the Northern one-half of vacated Myrtle Avenue according thereto.

PROPOSED DESCRIPTION OF 2288 MYRTLE AVE PROPERTY AFTER TRANSFER

Parcel 1:
Lots 80, 81 and 82, except the Northerly 150 feet thereof, according to the recorded plat thereof, Hewitt's Out Lots First Division, together with all that part of Myrtle Avenue and LaSalle Street abutting and adjoining Lots 80, 81 and 82, Hewitt's Outlots 1st Division and lying within the following described line:

Beginning at the Southwesterly corner of said Lot 80; thence Southeasterly along the Southwesterly line of said Lots 80, 81 and 82 a distance of 290.00 feet; thence Southwesterly, deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 8 feet; thence Northerly and parallel to the Southwesterly line of said Lots 80, 81 and 82 and the Northerly extension thereof a distance of 304.00 feet; thence Northerly and parallel to the Northerly line of said Lot 80 a distance of 12 feet; thence Southwesterly, deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 5.00 feet more or less to a point on the Northerly line of said Lot 80; thence Southwesterly along the Northerly line of said Lot 80 to the point of beginning.

Parcel 2:
The East 1/2 except the North 110 feet of Lot 79, Hewitt's Out Lots - First Division; And the Northern one-half of vacated Myrtle Avenue according thereto.

PLAT RECORDING INFORMATION

The plat of Hewitt's Outlots First Division was filed of record on May 13, 1981.
[] Bearings and/or dimensions listed within brackets are per plat or record documents.

PROPERTY TO BE TRANSFERRED

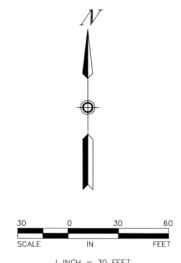
The southeasterly 25.00 feet of the northernly 150.00 feet of the southeasterly 87.00 feet of Lot 82, Hewitt's Out Lots First Division, Ramsey County, Minnesota.

AREAS

Existing area of 2250 University Ave.	= 42,697 square feet or 0.980 acres
Area of property to be transferred	= 2,175 square feet or 0.050 acres
Total after transfer	= 44,872 square feet or 1.030 acres
Area at 2288 Myrtle Ave. after transfer	= 62,541 square feet or 1.436 acres

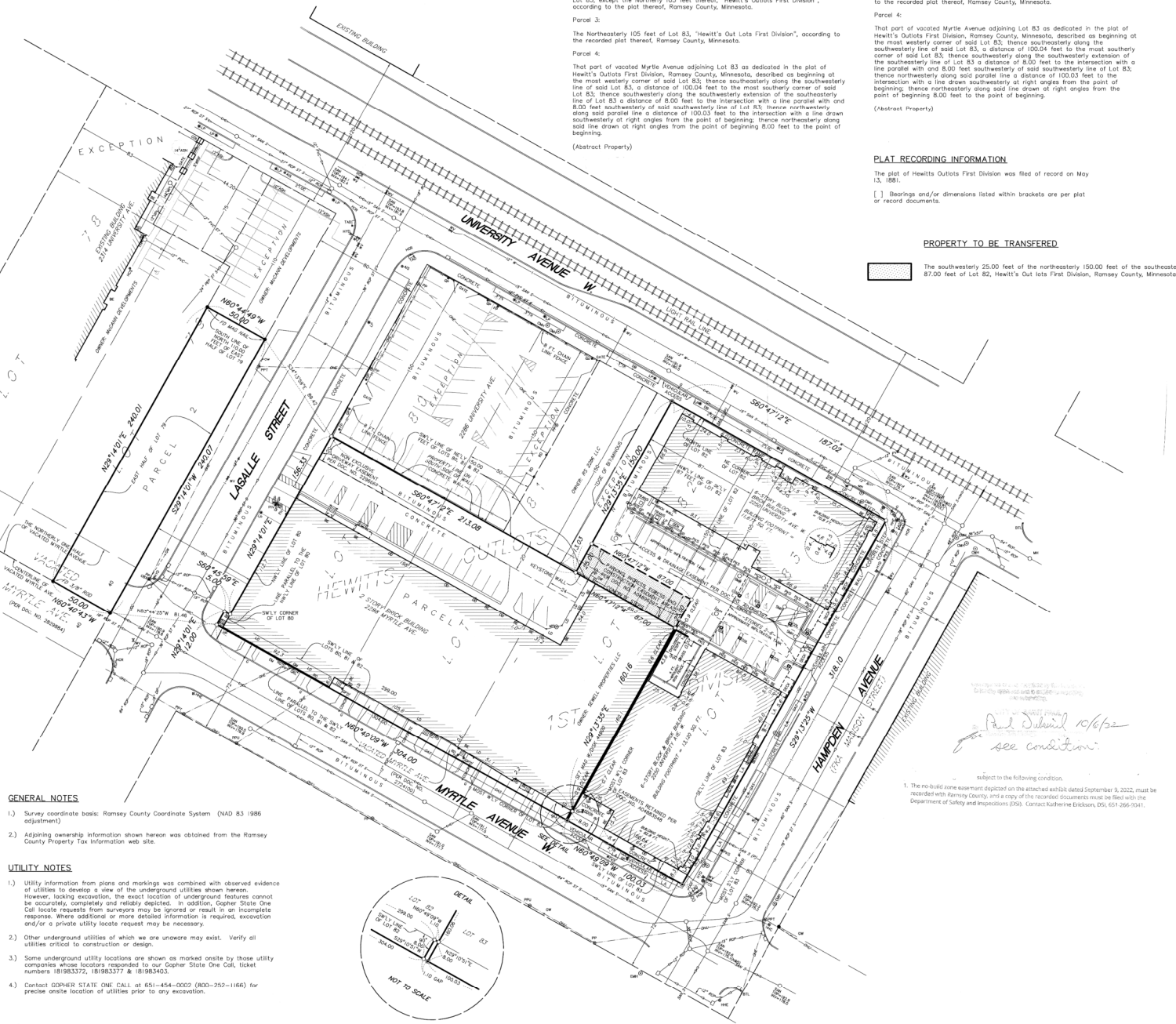
LEGEND

- Denotes iron monument set marked with P.L.S. No. 44900 unless otherwise noted.
- Denotes found iron monument unless otherwise noted.
- Denotes 1 1/2 inch diameter copper magnetized marker with disc cap off stamped LS-44900 set.
- A/S Denotes advertising and information sign
- BE Denotes beaverfall curb
- CB Denotes catch basin
- CBX Denotes communication box
- CMH Denotes communication manhole
- COL Denotes building column
- DB Denotes decorative brick
- DIP Denotes ductile iron pipe
- EM Denotes electric meter
- EMF Denotes electric manhole
- FI Denotes fire hookup
- FF Denotes flag pole
- GC Denotes concrete gutter
- SC Denotes garage door card reader
- SDCR Denotes generator
- SEN Denotes sensor
- GM Denotes gas meter
- GR Denotes guard post
- GRD Denotes guard rail
- GW Denotes guy wire
- CYP Denotes guy pipe
- HCR Denotes disabled ramp
- HCS Denotes disabled sign
- HCC Denotes communication hand hole
- HCE Denotes electric hand hole
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LD Denotes loading dock
- LP Denotes light pole
- MC Denotes metal cover
- MI Denotes manhole
- OO Denotes overhead door
- DHC Denotes overhead communication line
- DHE Denotes overhead electric line
- DHU Denotes overhead utility lines
- (P) Denotes per (P)
- PEF Denotes pressure pipe
- PIV Denotes post indicator valve
- PCK Denotes parking sign
- PPOR Denotes portable curb
- PP Denotes power pole
- PT Denotes power pole with transformer
- PPU Denotes power pole with underground utility
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RO Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- STC Denotes storm curbs
- TD Denotes turn-down device
- TL Denotes top of curb
- TCS Denotes traffic control sign
- TR Denotes traffic light
- TRANS Denotes transfer
- UCC Denotes underground communication line
- UGR Denotes underground electric line
- VP Denotes vent pipe
- WD Denotes water line
- WMH Denotes water manhole
- WMI Denotes wrought iron fence
- WV Denotes water valve
- LOC Denotes locust tree
- MPL Denotes maple tree
- TR Denotes deciduous tree



1. The no-build zone easement depicted on the attached exhibit dated September 9, 2022, must be recorded with Ramsey County and a copy of the recorded documents must be filed with the Department of Safety and Inspections (DSI). Contact: Kathleen Erickson, DS, 651-266-9541.

Paul Dubrail 10/6/22
see condition



- GENERAL NOTES**
- 1.) Survey coordinate basis: Ramsey County Coordinate System (NAD 83 1986 adjustment).
 - 2.) Adjoining ownership information shown hereon was obtained from the Ramsey County Property Tax Information web site.
- UTILITY NOTES**
- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, looking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
 - 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
 - 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 181863372, 181863377 & 181863363.
 - 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

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.

Dated this 13th day of May, 2022

SUNDE AND SURVEYING, LLC
By: *Alan J. Sunde*
Alan J. Sunde, P.L.S., Minn. Lic. No. 44900

Revised per comments received	MAP 8/05/2022
Revision	BY DATE
	MSR

Drawing Title: **CERTIFICATE OF SURVEY FOR RAYMOND STATION, LLC 2250 UNIVERSITY AVE. W., ST. PAUL, MN**

SUNDE LAND SURVEYING
www.sunde.com

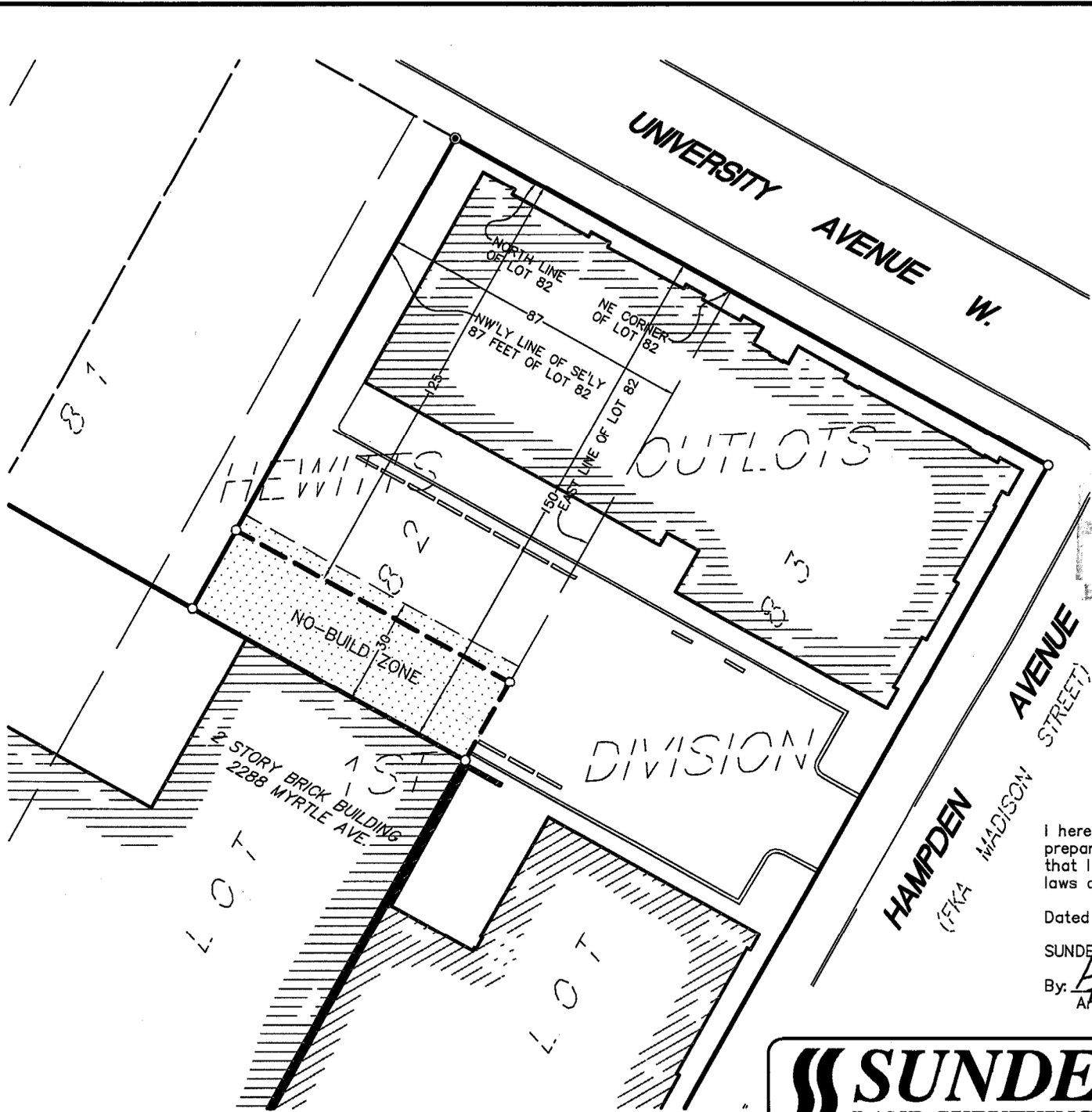
1000 East Hennepin Avenue, Suite 118
St. Paul, MN 55103
651-961-3000 (MN) 651-961-3000 (Outside MN)

Project: 2018-118-01 - 86,279 (04/20)
Template: 28 - Revise 21 - Section 32
Date: 5/3/2022
File: 2018-118003-01.dwg
Sheet: 1 of 1

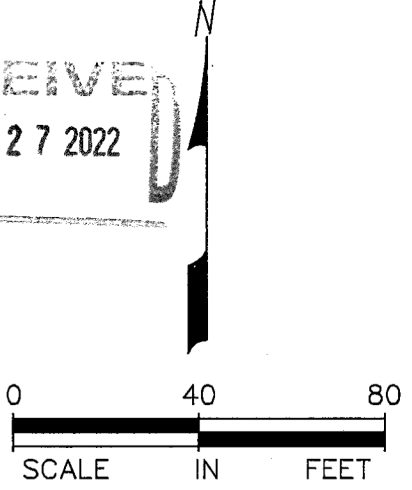
EXHIBIT For:
RAYMOND STATION LLC

NO-BUILD ZONE

The southwesterly 30.00 feet of the northeasterly 150.00 feet of the southeasterly 87.00 feet of Lot 82, Hewitt's Out lots First Division, Ramsey County, Minnesota.



RECEIVED
SEP 27 2022
BY: _____



I hereby certify that this sketch, 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.

Dated this 9th day of September, 2022

SUNDE LAND SURVEYING, LLC.

By: Ailee J. Carlson
Ailee J. Carlson, P.S. Minn. Lic. No. 44900



9001 East Bloomington Freeway (35W) • Suite 118
Bloomington, Minnesota 55420-3435
952-881-2455 (Fax: 952-888-9526)
www.sunde.com