

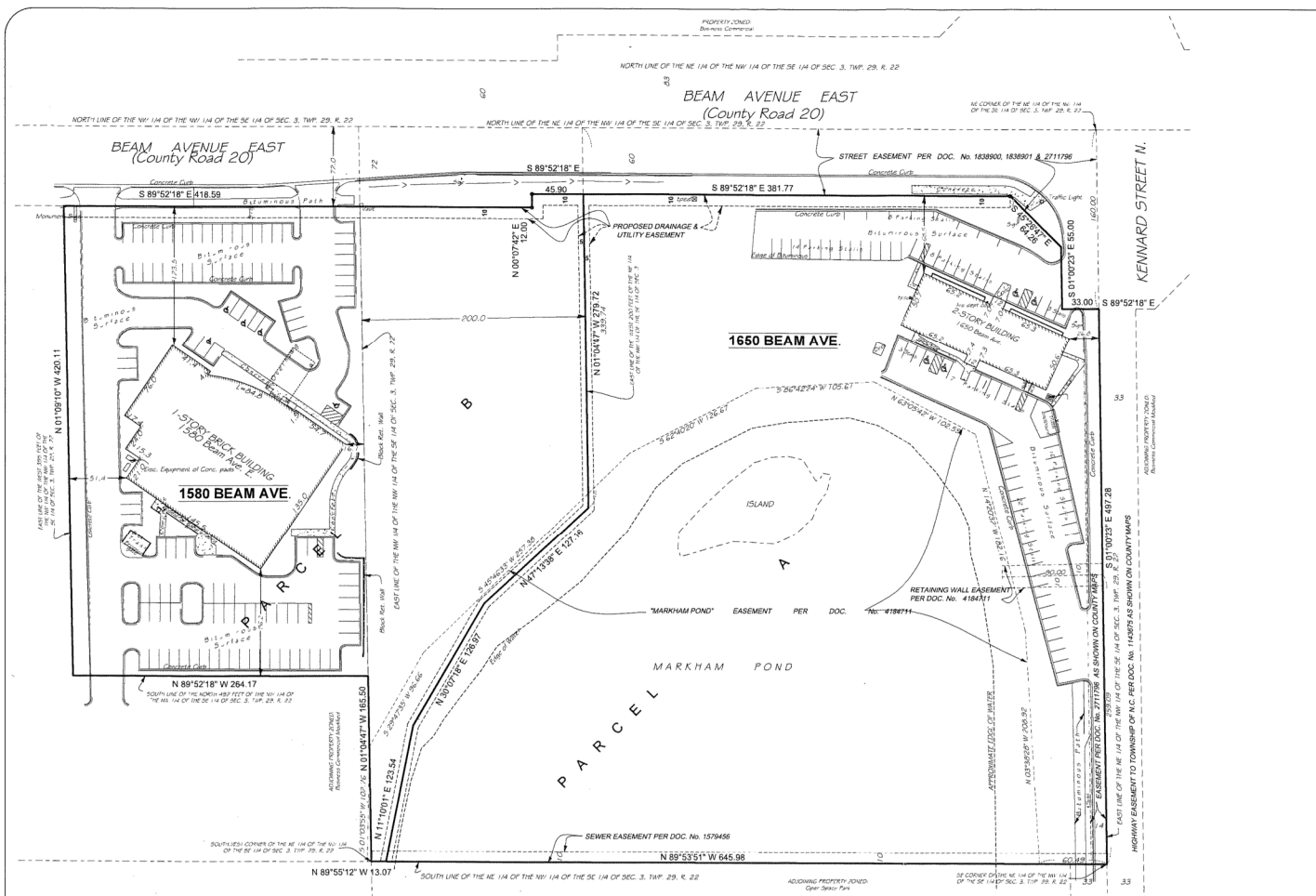


Doc No **A04976127**

Certified, filed and/or recorded on  
Dec 30, 2022 11:00 AM

Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Jecker, County Recorder  
Heather L. Bestler, County Auditor and Treasurer  
Deputy 309 Pkg ID 1557954M

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



**Existing Legal Description**

**1650 BEAM AVE.**  
The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 3, Township 29, Range 22, Ramsey County, Minnesota.

**1580 BEAM AVE.**  
The North 462 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota except the West 395 feet thereof.

**Proposed Legal Descriptions**

**PARCEL A**  
**1550 BEAM AVE.** (area of Parcel = 309,310 sq.ft.)  
The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota except that part of the West 200.00 feet thereof which lies Northerly, Northwesterly and Westerly of the following described line:  
Beginning at the southwest corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter, thence South 89 degrees 53 minutes 51 seconds East along the South line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 13.07 feet; thence North 11 degrees 10 minutes 01 seconds East 123.54 feet; thence North 10 degrees 07 minutes 18 seconds East 126.07 feet; thence North 47 degrees 13 minutes 38 seconds East 127.16 feet to a point on the East line of said West 200 feet; thence North 01 degrees 04 minutes 47 seconds West along said East line 339.74 feet to the North line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter and said line terminating.

**PARCEL B**  
**1590 BEAM AVE.** (area of Parcel = 189,474 sq.ft.)  
The North 462 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota except the West 395 feet thereof.  
AND  
That part of the West 200.00 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota which lies Northerly, Northwesterly and Westerly of the following described line:  
Beginning at the southwest corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter 13.07 feet; thence North 11 degrees 10 minutes 01 seconds East 123.54 feet; thence North 10 degrees 07 minutes 18 seconds East 126.07 feet; thence North 47 degrees 13 minutes 38 seconds East 127.16 feet to a point on the East line of said West 200 feet; thence North 01 degrees 04 minutes 47 seconds West along said East line 339.74 feet to the North line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter and said line terminating.  
Subject to Street Easement per Document numbers 1838900, 1838901 and 2711796.  
Subject to Pending Easement per Document No. 4184711.  
Subject to easements and restrictions of record.

**Proposed Easement Descriptions**

**1550 BEAM AVE.**  
Easement for drainage and utility purposes over, under and across the north 100 feet of the west 427.87 feet and the westerly 5 feet of the following described parcel:  
The Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota except that part of the West 200.00 feet thereof which lies Northerly, Northwesterly and Westerly of the following described line:  
Beginning at the southwest corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter, thence South 89 degrees 53 minutes 51 seconds East along the South line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 13.07 feet; thence North 11 degrees 10 minutes 01 seconds East 123.54 feet; thence North 10 degrees 07 minutes 18 seconds East 126.07 feet; thence North 47 degrees 13 minutes 38 seconds East 127.16 feet to a point on the East line of said West 200 feet; thence North 01 degrees 04 minutes 47 seconds West along said East line 339.74 feet to the North line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter and said line terminating.

**1590 BEAM AVE.**  
Easement for drainage and utility purposes over, under and across the north 100 feet and the westerly 5.0 feet of the following described parcel:  
The North 462 feet of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota except the West 395 feet thereof.  
AND  
That part of the West 200.00 feet of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 3, Township 29, Range 22, Ramsey County, Minnesota which lies Northerly, Northwesterly and Westerly of the following described line:  
Beginning at the southwest corner of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter, thence South 89 degrees 53 minutes 51 seconds East along the South line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter 13.07 feet; thence North 11 degrees 10 minutes 01 seconds East 123.54 feet; thence North 10 degrees 07 minutes 18 seconds East 126.07 feet; thence North 47 degrees 13 minutes 38 seconds East 127.16 feet to a point on the East line of said West 200 feet; thence North 01 degrees 04 minutes 47 seconds West along said East line 339.74 feet to the North line of said Northeast Quarter of the Northwest Quarter of the Southeast Quarter and said line terminating.  
Subject to Street Easement per Document numbers 1838900, 1838901 and 2711796.  
Subject to Pending Easement per Document No. 4184711.  
Subject to easements and restrictions of record.

**"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVISION."**

*E.H. Hamel* Oct. 31, 2022  
**ELIZABETH HAMMOND, COMMUNITY DEVELOPMENT CITY OF MAPLEWOOD**



**Legend**

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- Bolland
- ⚡ Light
- ⚡ Power Pole
- ⊕ Sanitary Manhole
- ⊕ Storm Manhole
- Manhole (use not determined)
- ⊠ Catch Basin
- ⚡ Sign
- ⊠ Telephone Pedestal Riser
- ⊠ Communication Pedestal Riser

**Miscellaneous Notes**

- (M-1) This survey was prepared without the benefit of current title work. Differences in description, easements and encumbrances may exist that may alter this survey. Survey subject to change upon current title insurance commitment. Easements of record, if any as provided by client.
- (M-2) Property Address: 1650 Beam Ave. E., Maplewood, MN 55109  
PID No. 03.29.22.42.001  
Property Address: 1580 Beam Ave. E., Maplewood, MN 55109  
PID No. 03.29.22.42.008
- (M-3) Property located in Section 3, Township 29, Range 22, Ramsey County, Minnesota.

<b>FIELD BY:</b>	I certify that this plan, specification, 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 12th day of August 2022.
<b>DRAWN BY:</b>	
<b>CHECKED BY:</b>	Gregory R. Frasch Registration No. 24992

REVISION SUMMARY

**DEMARC**  
LAND SURVEYING & ENGINEERING  
7631 73rd Avenue North  
Minneapolis, Minnesota 55428  
(763) 560-3093  
Demarcinc.com

**BDH DESIGN**  
201 Irving Ave. N., Suite 200  
Minneapolis, MN 55405

**TYPE OF SURVEY:**  
LOT COMBINATIONS WITH PROPOSED EASEMENTS

**DEVELOPMENT OF:**  
1580 & 1650 BEAM AVE.  
Maplewood, MN 55109

PROJECT: 89991A
FB No: 1122-73
SHEET NO.
1 of 1