



Doc No **A04976170**

Certified, filed and/or recorded on
Dec 30, 2022 1:27 PM

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

Pkg ID 1558005C

Document Recording Fee Abstract \$46.00

Document Total

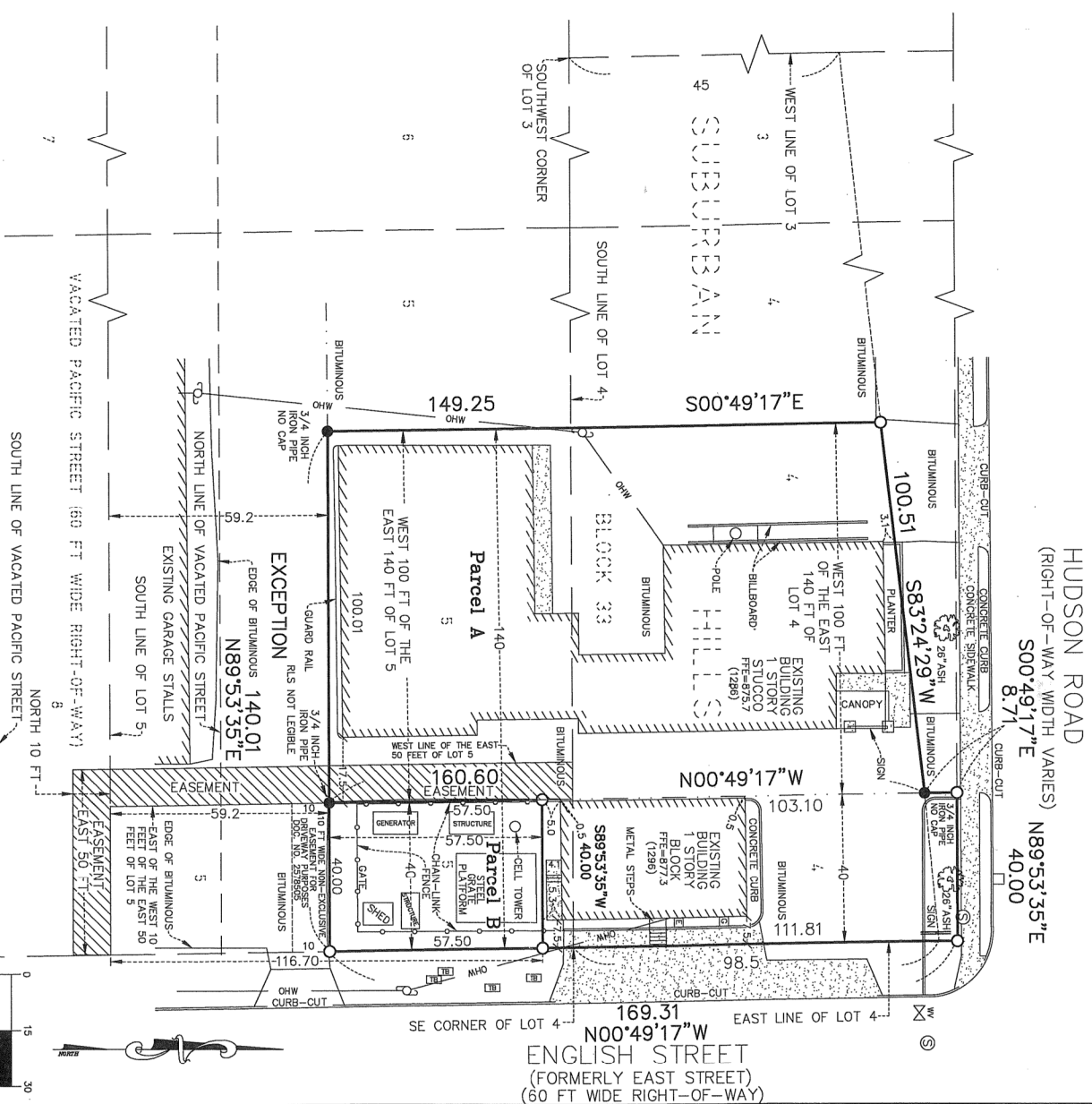
 \$46.00

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:
Schreiber Mullanay Construction
1286 Hudson Road
St Paul, MN 55110



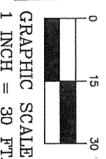
NOTES:

- DENOTES 1/2 INCH COMMON SPIKE SET WITH WASHER STAMPED R.L.S. 16464 OR AS NOTED, TO BE SET AFTER LOT SPLIT APPROVAL.
- DENOTES IRON MONUMENT FOUND.
- SIZE, TYPE, & R.L.S. AS NOTED.
- ⊞ DENOTES ELECTRIC METER.
- ⊞ DENOTES GAS METER.
- ⊞ DENOTES CHAIN LINK FENCE.
- ⊞ DENOTES POWER POLE.
- OHW— DENOTES OVERHEAD UTILITY WIRES.
- TDC— DENOTES TELECOM CONTROL CABINET.
- ▨ DENOTES CONCRETE SURFACE.

SITE ADDRESS: 1286 & 1296 HUDSON ROAD, ST PAUL, MN 55110
BASIS OF BEARINGS: RAMSEY COUNTY COORDINATES

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. Forceli
Registered Land Surveyor & Registered Engineer
Revised January 31, 2022
June 4, 2021



see reverse for City approval

Conveyance of land described by this instrument
is hereby approved and is ordered to recording
and indexing.

CITY OF SAINT PAUL

By Paul Duvalier 3-30-22
Planning Administrator Date

For see condition:

subject to the following condition.

1. The attached "Proposed Cellular Tower Easement" must be recorded with Ramsey County for both parcels, and copies of the recorded documents (with a receipt showing that they have been recorded) must be filed with the Dept. of Safety and Inspections (contact James Williamette, 651-266-9077). The Public Works Department noted that Parcel B, the cell tower parcel that has frontage on English Street and no frontage on Hudson Road, will be issued the assigned address of 355 English Street.

CERTIFICATE OF SURVEY

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Phone: 651-776-6211

Proposed Lot Split Made For:
Schreiber Mullanay Construction
1286 Hudson Road
St Paul, MN 55110

Lot Area: 15,493 sq. ft. or 0.35 acres

Address: 1286 Hudson Road

Current Legal Description: (Warranty Deed)

The West 100 feet of the East 140 feet of Lots 4 and 5, Block 33, SUBURBAN HILLS, Ramsey County, Minnesota, lying Southerly of a line described as follows:

Beginning at a point on the East line of said Lot 4, 98.5 feet North of the Southeast corner of said Lot 1 to a point on the West line of Lot 3, Block 33, Suburban Hills, distant 45 feet North of the Southwest corner of said Lot 3, EXCEPT the South 59.2 feet of Lot 5, TOGETHER WITH an easement over the West 10 feet of the East 50 feet of said Lot 5; the West 10 feet of the East 50 feet of the North 1/2 of Pacific Street that accrued to said Lot 5 by reason of vacation thereof and over the North 10 feet of the East 50 feet of the South 1/2 of Pacific Street that accrued to Lot 8, Block 33, SUBURBAN HILLS, by reason of vacation thereof.

Lot Area: 6772 sq. ft. or 0.16 acres

Address: 1296 Hudson Road

Current Legal Description: (Warranty Deed and Title Insurance)

That part of the East 40 feet of Lots 4 and 5, Block 33, SUBURBAN HILLS, Ramsey County, Minnesota, lying North of the South 59.2 feet of said Lot 5.

Together with a non-exclusive easement for driveway purposes over the North 10 feet of the South 59.2 feet of the East 40 feet of Lot 5, Block 33, SUBURBAN HILLS, as contained in Document No. 2578505.

Lot Area: 19,965 sq. ft. or 0.46 acres

Proposed Legal Description Parcel A

The East 40 feet of Lot 4, Block 33, SUBURBAN HILLS, according to the recorded plot thereof, Ramsey County, Minnesota.

and

The East 40 feet of Lot 5, Block 33, SUBURBAN HILLS, according to the recorded plot thereof, Ramsey County, Minnesota, lying North of the South 116.70 feet thereof.

and

The West 100 feet of the East 140 feet of Lots 4 and 5, Block 33, SUBURBAN HILLS, Ramsey County, Minnesota, lying Southerly of a line described as follows:

Beginning at a point on the East line of said Lot 4, 98.5 feet North of the Southeast corner of said Lot 1 to a point on the West line of Lot 3, Block 33, Suburban Hills, distant 45 feet North of the Southwest corner of said Lot 3, EXCEPT the South 59.2 feet of Lot 5.

Lot Area: 2300 sq. ft. or 0.05 acres

Proposed Legal Description Parcel B

The North 57.50 feet of the South 116.70 feet of the East 40 feet of Lot 5, Block 33, SUBURBAN HILLS, according to the recorded plot thereof, Ramsey County, Minnesota.

Together with a non-exclusive easement for driveway purposes over the North 10 feet of the South 59.2 feet of the East 40 feet of Lot 5, Block 33, SUBURBAN HILLS, as contained in Document No. 2578505.

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.



Revised January 31, 2022
June 4, 2021

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