



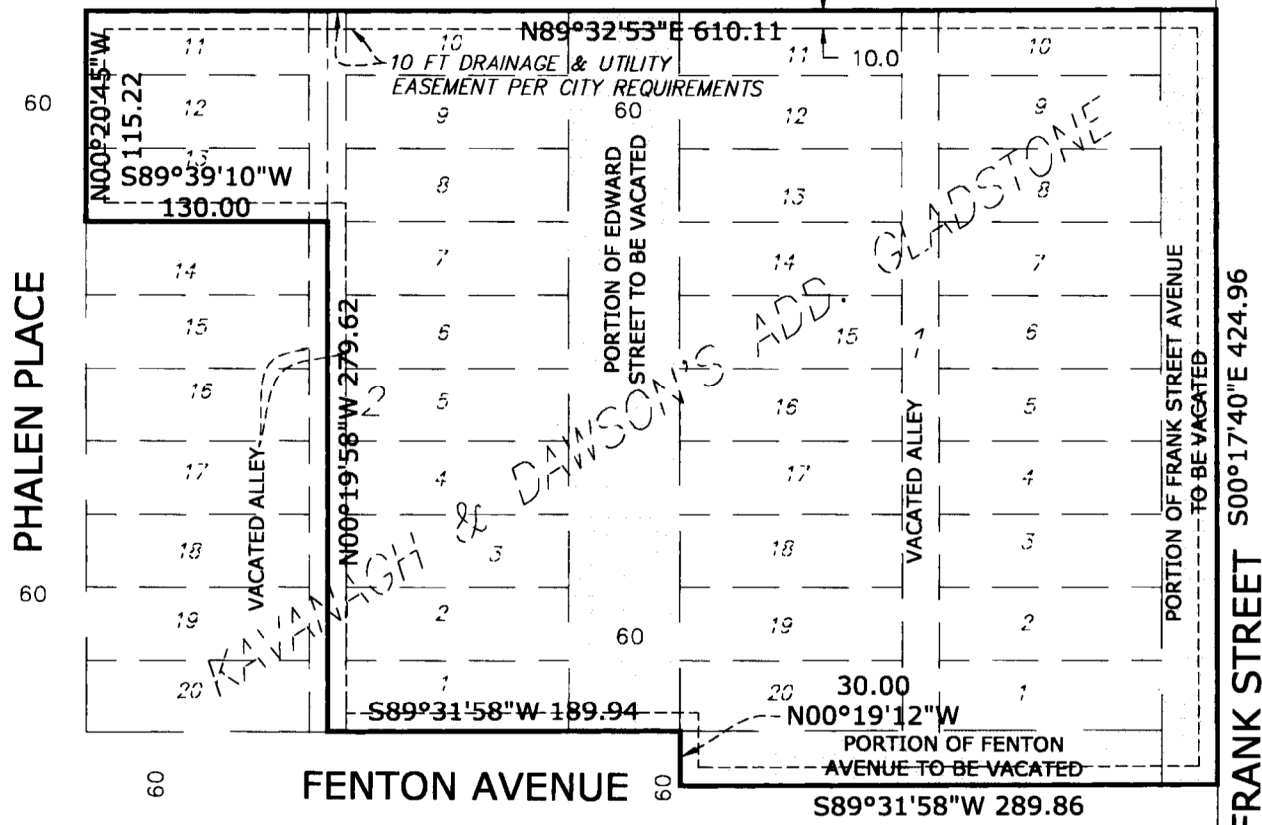
Doc No **A04977471**

Certified, filed and/or recorded on
Jan 13, 2023 12:41 PM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Heather L. Bestler, County Auditor and Treasurer
Deputy 312 Pkg ID 1559488C

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

FROST AVE. E.



DESCRIPTION OF EXISTING PROPERTY

Commitment Number: NCS-1055437-MPLS:
 Lots 1 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley which accrued to said lots by reason of the vacation thereof, according to the recorded plat on file in the office of the Register of Deeds within and for Ramsey County, Minnesota. Abstract Property

Commitment Number: NCS-1077071-MPLS:
 Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley in said Block 1, Ramsey County, Minnesota. Abstract Property

Survey Notes

1. Bearings are based on the Ramsey County Coordinate System.
2. This survey is based on the legal description as provided by the Client
3. This Surveyor has not abstracted the land shown hereon for easements, rights of way or restrictions of record which may affect the title or use of the land
4. Do not reconstruct property lines from building ties
5. Proposed parcel to be a contiguous join of NCS-1055437-MPLS and NCS-1077071-MPLS
6. Proposed use of parcel to be an Apartment Building with amenities

Proposed Legal Descriptions

- Lots 1 to 10, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley and vacated Edward Street
- Lots 11 to 13, inclusive, Block 2, Kavanagh and Dawson's Addition to Gladstone, and that portion of the vacated alley
- Lots 1 through 20, inclusive, in Block 1, Kavanagh and Dawson's Addition to Gladstone, together with the vacated alley, and that part of vacated Frank Street North and Fenton Avenue which lies east of the most westerly extent and south of the most northerly extend of said Block 1, Ramsey County, Minnesota.

SKYSURV

Lot Division Exhibit

| | |
|----------|----------------|
| Revision | Project No. |
| X | Drawn by A.M |
| X | Checked by KDN |
| X | Book/Page X |
| X | |
| X | |