

No delinquent taxes & transfer entered

Jul 19, 2023 10:10 AM

Ramsey County, Minnesota
Tracy M. West
County Auditor and Treasurer



Doc No **A04995220**

Certified, filed and/or recorded on
Jul 19, 2023 10:10 AM

Office of the County Recorder
Ramsey County, Minnesota
Todd J. Jecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 203

Pkg ID 1580365C

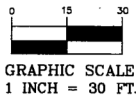
Document Recording Fee Abstract \$46.00

Document Total \$46.00

Proposed Lot Split Made For:
 Mr. Pha Vue
 Vue Residential Construction LLC
 1648 Etna Street North
 St Paul, MN 55106

DAWSON'S SUBURBAN

DUE TO WINTER CONDITIONS AT THE TIME OF SURVEY,
 GRAPHICS MAY DIFFER FROM WHAT IS IN THE FIELD

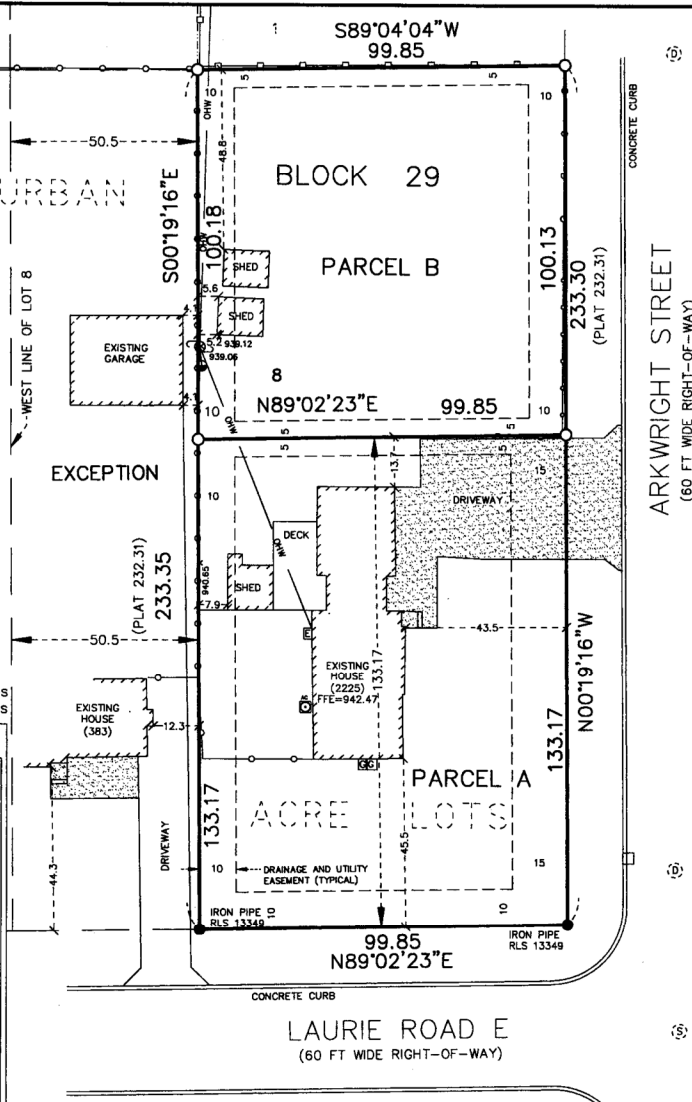


AREAS:
 Total Lot Area: 23,297 sq. ft. or 0.53 acres
 Proposed Lot Area Parcel A: 13,297 sq. ft. or 0.30 acres
 Proposed Lot Area Parcel B: 10,000 sq. ft. or 0.23 acres

LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 16464 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊕ Denotes Storm Sewer Manhole Cover
- ⊙ Denotes Sanitary Sewer Manhole Cover
- ⊚ Denotes Power Pole
- ⊙ Denotes Guy Anchor
- ⊙ Denotes Electric Meter
- ⊙ Denotes Gas Meter
- ⊙ Denotes Catch Basin
- Denotes Chain Link Fence
- Denotes Wood Fence
- OHW— Denotes Overhead Utility wires
- ▨ Denotes Concrete Surface

BASIS OF BEARINGS: ASSUMED
 LAKE & LAND SURVEYING. JOB NO. 2022.038 DF



CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.
 1200 Centre Pointe Curve, Suite 375
 Mendota Heights, Minnesota 55120
 Phone: 651-776-6211

SITE ADDRESS: 2225 Arkwright St N, Maplewood, MN 55117
 Current Legal Description: (Warranty Deed)
 Lot 8, except the West 50.5 thereof, Block 29,
 DAWSON'S SUBURBAN ACRE LOTS, Ramsey County,
 Minnesota.

CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.
Elizabeth Hanson
 ELIZABETH HANSON, COMMUNITY DEVELOPMENT
 CITY OF MAPLEWOOD

Proposed Legal Description Parcel A

The South 133.17 feet of Lot 8 lying East of the West 50.5 feet, Block 29, DAWSON'S SUBURBAN ACRE LOTS, Ramsey County, Minnesota. Subject to a permanent drainage and utility easement over, under and across the North 5 feet, the South 10 feet, the West 10 feet and the East 15 feet thereof.

Proposed Legal Description Parcel B

That part of Lot 8 lying North of the South 133.17 feet, and lying East of the West 50.5 feet, Block 29, DAWSON'S SUBURBAN ACRE LOTS, Ramsey County, Minnesota. Subject to a permanent drainage and utility easement over, under and across the North 5 feet, the South 10 feet, the West 10 feet and the East 10 feet thereof.

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.

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

Rev July 18, 2023
 Rev April 13, 2022
 Rev March 21, 2022
 March 11, 2022