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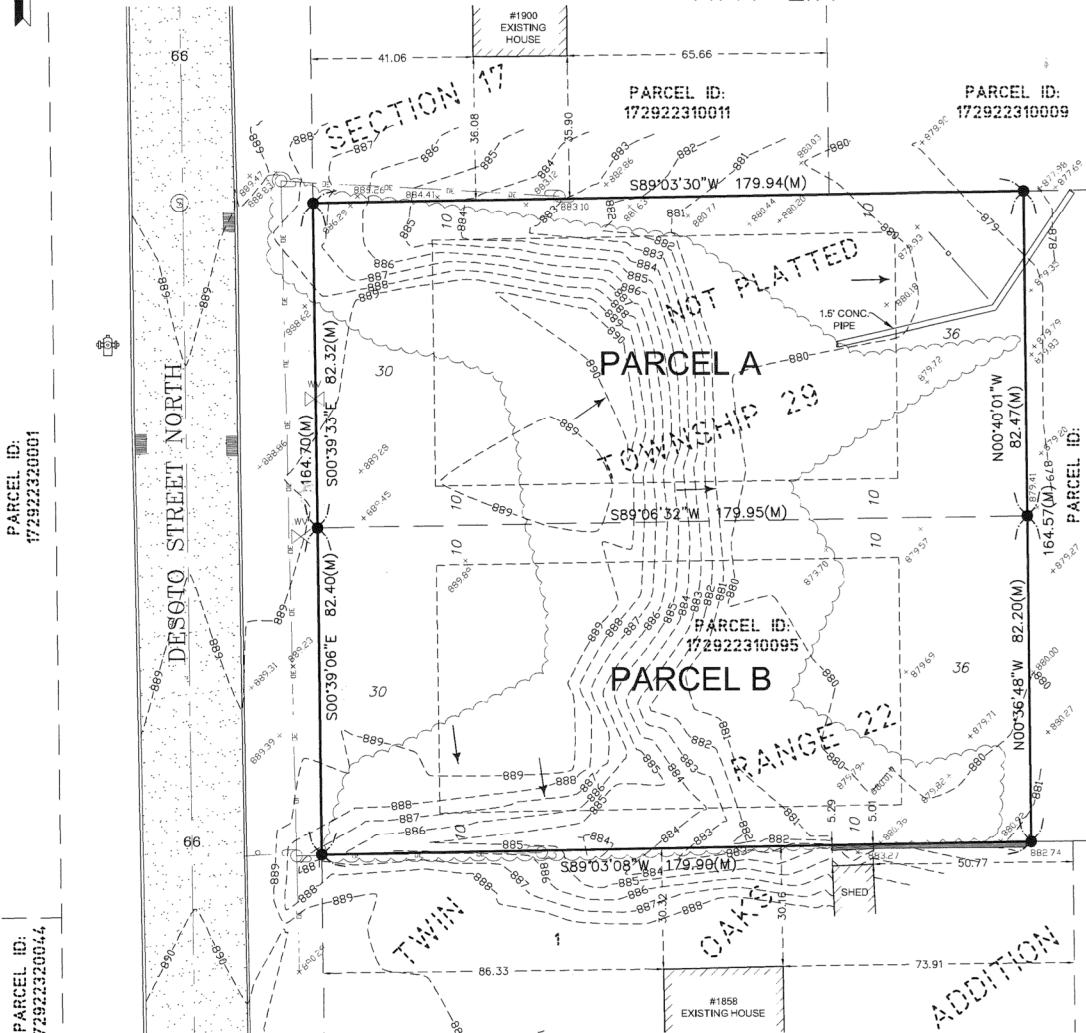
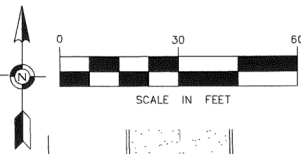
CERTIFICATE OF SUBDIVISION

for
NAY LIN

CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.

Elizabeth Hammond 8/23/23
ELIZABETH HAMMOND, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 07 MINUTES 41 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 212.90 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS EAST, A DISTANCE OF 164.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 AND THERE TERMINATING.

SUBJECT TO DESOTO STREET AND OTHER EASEMENTS, IF ANY.

LEGAL DESCRIPTION FOR PARCEL A

THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 07 MINUTES 41 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 212.90 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS EAST, A DISTANCE OF 164.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 AND THERE TERMINATING.

SUBJECT TO DESOTO STREET AND OTHER EASEMENTS, IF ANY.

LEGAL DESCRIPTION FOR PARCEL B

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 22 WEST, RAMSEY COUNTY, MINNESOTA, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17; THENCE NORTH 89 DEGREES 07 MINUTES 41 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 212.90 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS EAST, A DISTANCE OF 164.57 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 AND THERE TERMINATING.

SUBJECT TO DESOTO STREET AND OTHER EASEMENTS, IF ANY.

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- x999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- - - DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- ☁ DENOTES BITUMINOUS SURFACE
- ☁ DENOTES TREE LINE
- DENOTES WOOD FENCE
- DENOTES OVERHEAD ELECTRIC
- DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- ⊙ DENOTES SANITARY MANHOLE
- DENOTES DRAINAGE FLOW
- ☒ DENOTES CATCH BASIN
- ☒ DENOTES FIRE HYDRANT
- ☒ DENOTES SIGN/POST
- ⊗ DENOTES WATER VALVE

REFERENCE BENCHMARK
ELEVATION = 846.88 (NGVD 29) MNDOT DISK "VETS".

BUILDING SETBACKS
ZONING: F = FARM RESIDENCE DISTRICT (PRINCIPLE STRUCTURE)
HOUSE: FRONT = 30 FT
SIDE = 10 FT
REAR = 20% OF THE LOT DEPTH

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED.
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND DIMENSIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

NO.	DATE	DESCRIPTION	BY

EDS ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.

Rad Surver
Vladimir Sivirer L.S. NO. 25105 DATED: 08/17/2023

JOB NAME: NAY LIN

LOCATION: 1860 DESOTO STREET NORTH
MAPLEWOOD, MN 55117-2408

FIELD WORK DATE: 08/14/2023

FIELD BOOK NO.: EDS-15

DRAWN BY: GST

CHECKED BY: VS

PROJECT NO.: 23-129

SHEET NO. 2 OF 2