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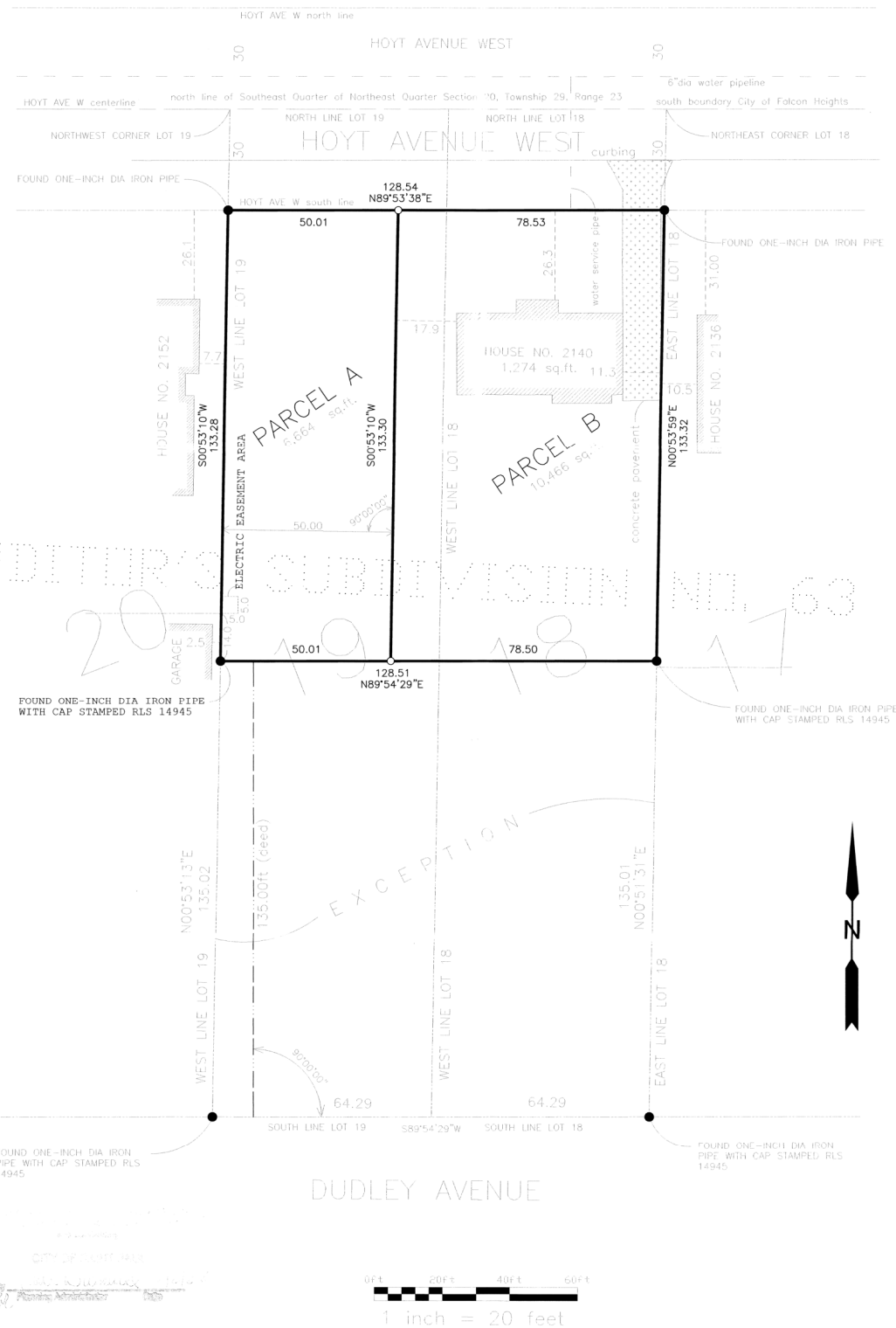
Office of the County Recorder
Ramsey County, Minnesota
Todd J. Uecker, County Recorder
Tracy M. West, County Auditor and Treasurer

Deputy 312

Pkg ID 1588840C

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

This cover sheet is now a permanent part of the recorded document.



LEGAL DESCRIPTION - PID 202923140148 currently for 2140 Hoyt Ave West

Lots 18 and 19, AUDITOR'S SUBDIVISION NUMBER 63 according to the plat on file and of record in the Office of the County Recorder, Ramsey County, Minnesota. Except the south 135.00 feet thereof, and except the north 30 feet thereof. Subject to easements of record.

PROPOSED PARCEL A

The west 50.00 feet of Lot 19, AUDITOR'S SUBDIVISION NUMBER 63 according to the plan on file and of record in the Office of the County Recorder, Ramsey County, Minnesota. Except the south 135.00 feet thereof. Except the north 30 feet thereof. Subject to Electric Easement Doc No. A04908420.

PROPOSED PARCEL B

Lots 18 and 19, AUDITOR'S SUBDIVISION NUMBER 63 according to the plan on file and of record in the Office of the County Recorder, Ramsey County, Minnesota. Except the west 50.00 feet of said Lot 19. Except the south 135.00 feet thereof. Except the north 30 feet thereof.

ELECTRIC EASEMENT

Northern States Power Company as grantee, filed Sept 20, 2021 Doc No. A04908420, described as over, under, across, and upon the following described Property:

Lot 19, except the south 135 feet thereof, and except the north 30 feet thereof, Auditor's Subdivision No. 63, St. Paul, Minnesota, according to the plat thereof on file and of record in the Office of the Registrar of Deeds, in and for said County of Ramsey and State of Minnesota.

THE EASEMENT AREA within said Property is described as follows:

The North 5.00 feet of the South 19.00 feet of the West 5.00 feet.

NOTES

- 1 east line of Proposed PARCEL B is assigned an assumed bearing of N 00°53'59 E
- 2 IRON PIPE 1 inch x 14 inches STAMPED RLS 23266 TO BE SET: ○
- 3 IRON PIPE MONUMENT FOUND: ●

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.

NAME: JAMES MICHAEL BRIDELL, R.L.S.

SIGNATURE James Bridell DATE JAN 20, 2022

Professional Land Surveyor, Minnesota License No. 23266 (exp 6/30/2022)

Firm Name: State Engineering & Surveying Company.

revised Jan 19, 2022

5709 McGuire Road
Edina, Minnesota 55439
612-272-2667
www.state-engnsurveying.com



CERTIFICATE OF SURVEY

Proposed Parcels A & B

revised Jan 19, 2022
add elec easement

Survey prepared for:

MARY FALLON
2140 HOYT AVE W
SAINT PAUL MN 55108

Site address

2140 HOYT AVE W
SAINT PAUL MN

JOB NO. 2021388