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# CERTIFICATE OF SURVEY

~for~ **ROGER MERRILL**  
 ~of~ **MACKUBIN STREET PARCELS**  
**ST. PAUL, MN**

## EXISTING PROPERTY DESCRIPTIONS

**1072 MACKUBIN STREET** PID: 25-29-23-24-0031  
 Lots 9 and 10, Block 2, ALABAMA ADDITION NO. 1 ST. PAUL MINN., Ramsey County, Minnesota.

**1080 MACKUBIN STREET** PID: 25-29-23-21-0160  
 Lot 7, Block 2, JORDAN ADDITION, Ramsey County, Minnesota.

## PROPOSED PROPERTY DESCRIPTIONS

**PARCEL A: 1072 MACKUBIN STREET**  
 Lot 9 and that part of Lot 10 which lies south of the north 20.5 feet of said Lot 10, all in Block 2, ALABAMA ADDITION NO. 1 ST. PAUL MINN., Ramsey County, Minnesota.

**PARCEL B: 1080 MACKUBIN STREET**  
 Lot 7, Block 2, JORDAN ADDITION, Ramsey County, Minnesota

and

The north 20.5 feet of Lot 10, Block 2, ALABAMA ADDITION NO. 1 ST. PAUL MINN., Ramsey County, Minnesota.

## ZONING AND SETBACKS

Surveyed parcels are currently zoned R-4 and subject to the following standards:

- Minimum lot area = 5,000 sq. ft. (including half of alley)
- Minimum lot width = 40 feet
- Minimum building setbacks:  
 Front = 25 feet  
 Side = 4 feet  
 Rear = 25 feet

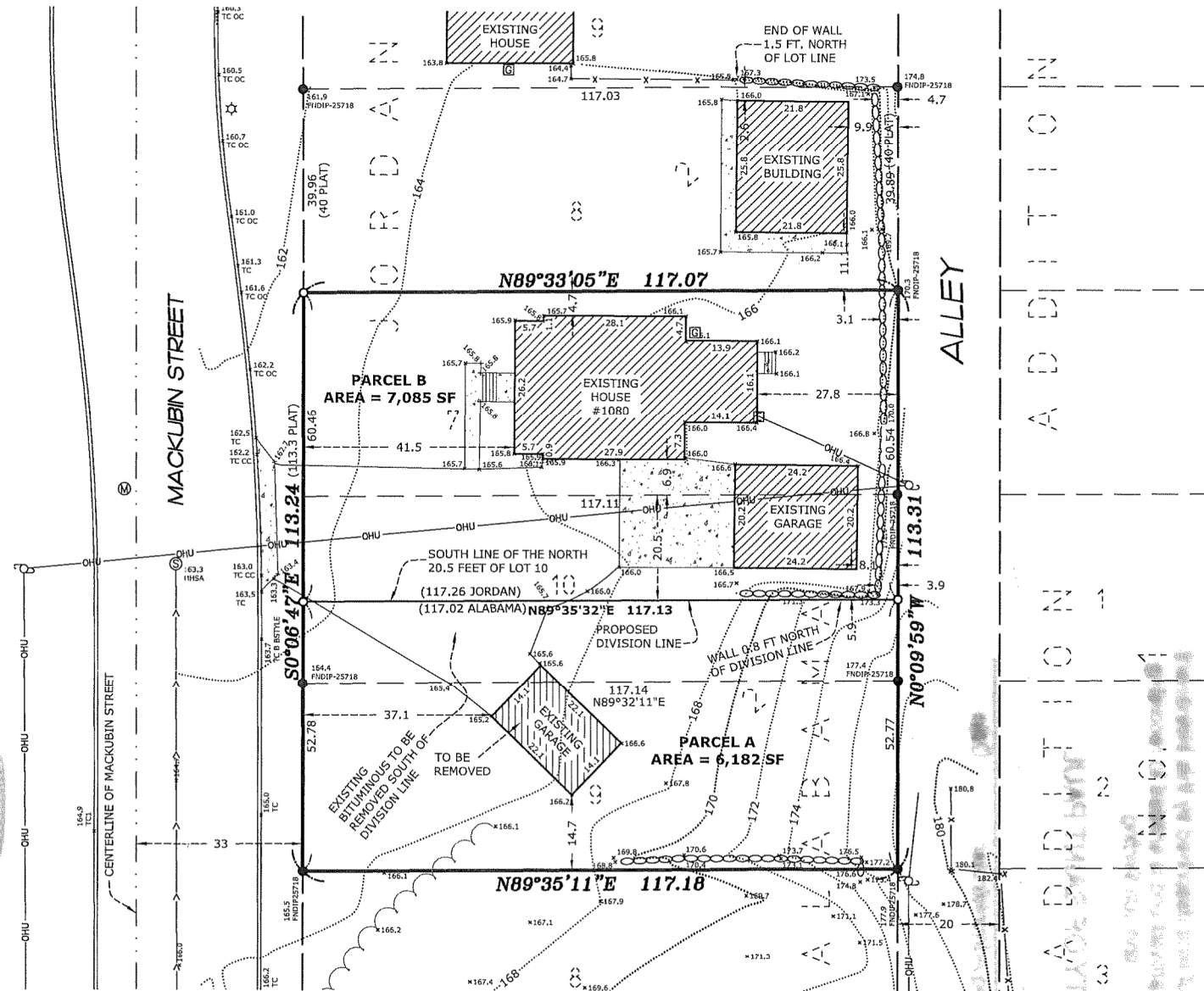
## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 6/1/2023.
- Bearings shown are on Ramsey County datum (NAD83, 1986 ADJ).
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

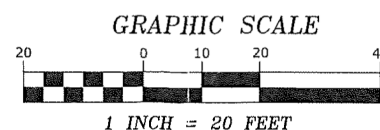
## LEGEND

- DENOTES 1/2 INCH IRON PIPE FOUND, MARKED RLS# 25718 (UNLESS OTHERWISE NOTED)
- DENOTES 1/2" BY 14" IRON PIPE SET, MARKED RLS# 41578
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES GAS METER
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES POWER POLE
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES EXISTING CONTOURS
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES TREE LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- OHU DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE

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NORTH

*see reverse for city approval*

I hereby 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.

JASON E. RUD  
 Date: 7/17/2023 License No. 41578

## BENCHMARK

TOP HUT OF HYDRANT IN THE NE QUADRANT OF DALE ST. AND LAWSON AVE. ELEVATION: 211.65 (ST. PAUL DATUM)

DRAWN BY: BAB	JOB NO: 230190BS	DATE: 6/13/2023	
CHECK BY: JER	FIELD CREW: RW/MR		
1	7/17/23	CITY COMMENTS	BAB
2			
3			
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701

Conveyance of land described by this instrument  
is hereby approved and is entitled to recording  
and subroting.

CITY OF SAINT PAUL

By Paul Dubuic 9-21-23  
Planning Administrator

For see condition:

subject to the following condition of  
drawing a demolition permit to remove the exiting garage on Parcel A within 6 monthes or any change of ownership. Contact  
James Williamette, Department of Safety and Inspections, 651-266-9077 or Matt Graybar, DSI, 651-266-9080.

9-21-23