



Doc No **A05008427**

Certified, filed and/or recorded on
Nov 16, 2023 9:53 AM

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

Deputy 308

Pkg ID 1595554M

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.

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

Proposed Lot Split Made For:
Ms. Kristy Herr & Mr. Frank Auge
1931 Flandrau Street
Maplewood, MN 55109

Current Legal Description: (1931 Flandrau St N)

Lot 12, Block 1, EDGEVIEW, Ramsey County, Minnesota

Current Legal Description: (1933 Flandrau St N)

Lot 11, Block 1, EDGEVIEW, Ramsey County, Minnesota

EXISTING LOT AREA 1933 FLANDRAU:
21,560 SQ. FT. OR 0.49 ACRES

PROPOSED LOT AREA PARCEL A:
21,560 SQ. FT. OR 0.49 ACRES

EXISTING LOT AREA 1931 FLANDRAU:
18,010 SQ. FT. OR 0.41 ACRES

PROPOSED LOT AREA PARCEL B:
18,010 SQ. FT. OR 0.41 ACRES

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

Ryan M. Peterson

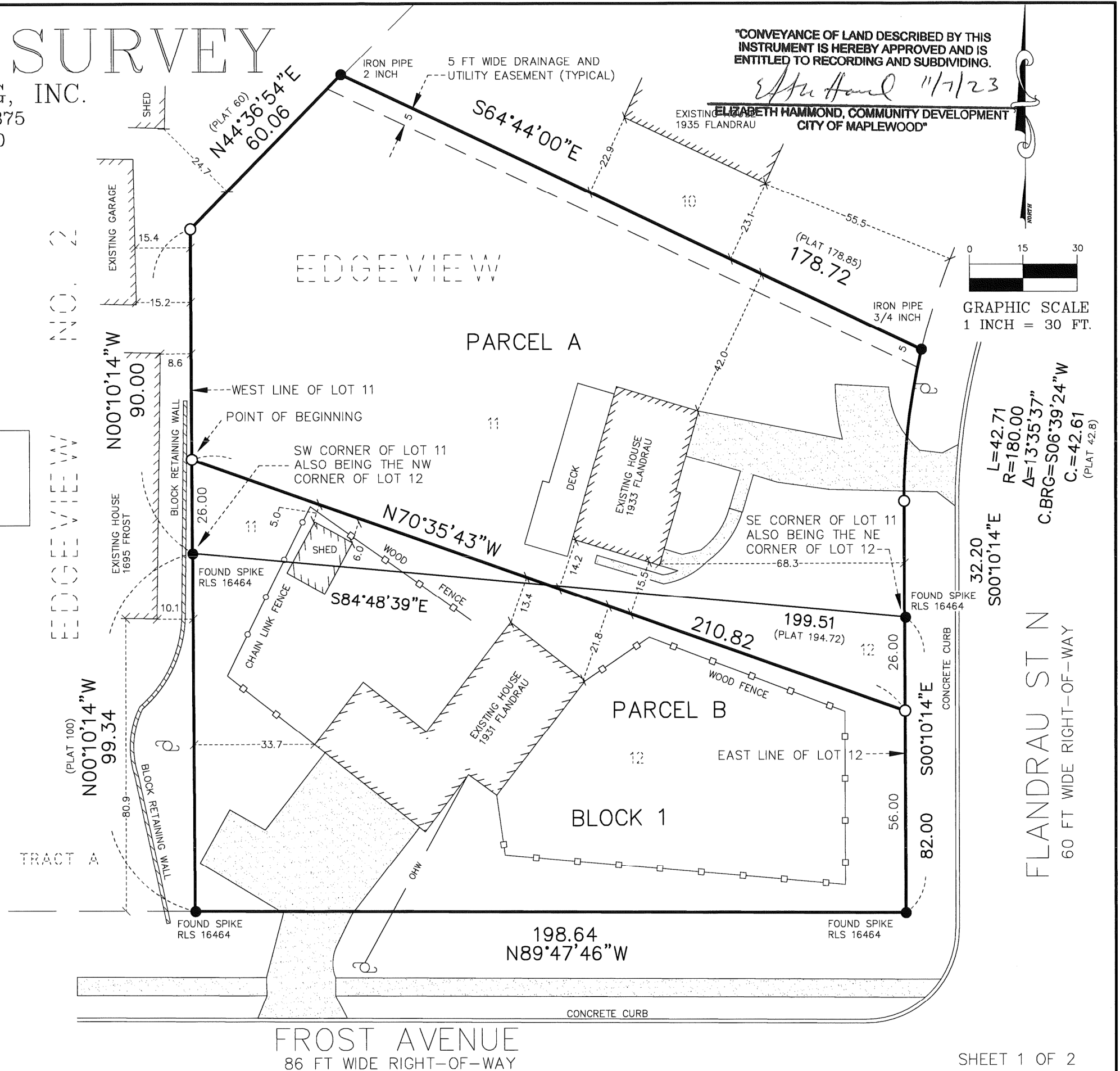
September 18, 2023

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

NOTES

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted to be set after lot split approval.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⊠ Denotes Gas Meter
- ⊞ Denotes Electric Meter
- ⊕ Denotes Power Pole
- Denotes Wood Fence
- Denotes Chain-link Fence
- OHW— Denotes Overhead Utility wires
- ▭ Denotes Concrete Surface
- ▭ Denotes Concrete Surface

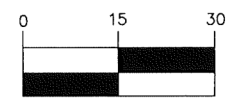
BASIS OF BEARINGS: RAMSEY COUNTY PLANE NAD83 (2011)
LAKE & LAND SURVEYING. JOB NO. 2023.258 RP



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

Ryan M. Peterson 11/7/23

EXISTING ELIZABETH HAMMOND, COMMUNITY DEVELOPMENT CITY OF MAPLEWOOD 1935 FLANDRAU



GRAPHIC SCALE
1 INCH = 30 FT.

L=42.71
R=180.00
Δ=13°35'37"
C.BRG=S06°39'24"W
C.=42.61
(PLAT 42.8)

32.20
S00°10'14"E

FLANDRAU ST N
60 FT WIDE RIGHT-OF-WAY

FROST AVENUE
86 FT WIDE RIGHT-OF-WAY

CERTIFICATE OF SURVEY

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

Proposed Lot Split Made For:

Ms. Kristy Herr & Mr. Frank Auge

1931 Flandrau Street

Maplewood, MN 55109

Current Legal Description: (1931 Flandrau St N)

Lot 12, Block 1, EDGEVIEW, Ramsey County, Minnesota

Current Legal Description: (1933 Flandrau St N)

Lot 11, Block 1, EDGEVIEW, Ramsey County, Minnesota

Proposed Legal Description: (Parcel A)

Those parts of Lots 11 and 12, Block 1, EDGEVIEW, Ramsey County, Minnesota lying northeasterly of the following described line:

Commencing at the southwest corner of said Lot 11; thence North 00 degrees 10 minutes 14 seconds West, assumed bearing, along the west of line of said Lot 11, a distance of 26.00 feet to the point of beginning of the line to be described; thence South 70 degrees 35 minutes 43 seconds East a distance of 210.82 feet to the east line of said Lot 12 and said line there terminating.

Proposed Legal Description: (Parcel B)

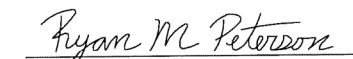
Those parts of Lots 11 and 12, Block 1, EDGEVIEW, Ramsey County, Minnesota lying southwesterly of the following described line:

Commencing at the southwest corner of said Lot 11; thence North 00 degrees 10 minutes 14 seconds West, assumed bearing, along the west of line of said Lot 11, a distance of 26.00 feet to the point of beginning of the line to be described; thence South 70 degrees 35 minutes 43 seconds East a distance of 210.82 feet to the east line of said Lot 12 and said line there terminating.

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

 11/7/23
ELIZABETH HAMMOND, COMMUNITY DEVELOPMENT
CITY OF MAPLEWOOD"

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



September 18, 2023

Ryan M. Peterson
Registered Land Surveyor
Minnesota Registration No. 60424

SHEET 2 OF 2