

"COPY"

# REGISTERED LAND SURVEY NO. 477

I, Ronald F. Johnson, Land Surveyor, hereby certify that in accordance with the provisions of Chapter 508, Minnesota Statutes of 1949, as amended, I have surveyed the following described tracts of land in the County of Ramsey, State of Minnesota, to-wit:

A parcel of land described as follows: Commencing at a point in the easterly line of the White Bear Road, also known as Highway No. 1, 383.8 feet north of the south line of Section four (4), Township twenty-nine (29), Range twenty-two (22); thence east on a line parallel to and 383.8 feet distant from said south line of said Section four (4) to a point in the west line of Lot six (6) of Kohlman's Lakeview Addition, Ramsey County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said Ramsey County; thence north along the said west line of said Lot six (6) to a point in the south line of the road right-of-way known as Kohlman Avenue being the Northwest corner of said Lot six (6); thence northwesterly along the south line of said Kohlman Avenue, 169.2 feet, more or less, to a point in the easterly line of the White Bear Road, known as Highway No. 1; thence southwesterly along the southeasterly side of said White Bear Road to the point of beginning, containing in all three (3) acres, more or less, according to the survey thereof, except that part described as follows: Commencing at a point on the west line of Lot six (6) of Kohlman's Lakeview Addition, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and 120.55 feet south of the northwest corner of said Lot six (6); thence west on a line parallel to the south line of Section four (4), Township twenty-nine (29) N., Range twenty-two (22) W., to a point on the easterly line of the White Bear Road, known as Highway Number One; thence southwesterly along the southeasterly side of said White Bear Road to a point three hundred eighty-three and eight tenths (383.8) feet north of the south line of said Section four (4); thence east on a line three hundred eighty-three and eight tenths (383.8) feet north of and parallel to the south line of said Section four (4) to a point on the west line of said Lot six (6); thence north along the west line of said Lot six (6) to the point of beginning.

AND

A parcel of land described as follows: Commencing at a point in the easterly line of the White Bear Road, also known as Highway No. 1, 383.8 feet north of the south line of Section four (4), Township twenty-nine (29), Range twenty-two (22); thence east on a line parallel to and 383.8 feet distant from said south line of said Section four (4) to a point in the west line of Lot six (6) of Kohlman's Lakeview Addition, Ramsey County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds within and for said Ramsey County; thence north along the said west line of said Lot six (6) to the point of beginning, said point being 120.55 feet south of the northwest corner of said Lot six (6); thence west on a line parallel to the south line of Section four (4), Township twenty-nine (29) N., Range twenty-two (22) W., to a point in the easterly line of the White Bear Road, known as Highway Number One; thence southwesterly along the southeasterly side of said White Bear Road to a point three hundred eighty-three and eight-tenths (383.8) feet north of the south line of said Section four (4); thence east on a line three hundred eighty-three and eight-tenths (383.8) feet north of and parallel to the south line of said Section four (4) to a point on the west line of said Lot six (6); thence north along the west line of said Lot six (6) to the point of beginning, according to the survey thereof, except that part described as follows: Commencing at a point on the west line of Lot six (6) of Kohlman's Lakeview Addition, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota, and two hundred (200) feet south of the northwest corner of said Lot six (6); thence west on a line parallel to the south line of Section four (4), Township twenty-nine (29) N., Range twenty-two (22) W., to a point on the easterly line of the White Bear Road, known as Highway Number One; thence southwesterly along the southeasterly side of said White Bear Road to a point three hundred eighty-three and eight-tenths (383.8) feet north of the south line of said Section four (4); thence east on a line three hundred eighty-three and eight-tenths (383.8) feet north of and parallel to the south line of said Section four (4) to a point on the west line of said Lot six (6); thence north along the west line of said Lot six (6) to the point of beginning.

That the survey shown hereon is a correct delineation of said survey, this 23<sup>rd</sup> day of December, 1989.

Ronald F. Johnson  
Ronald F. Johnson, Registered Land Surveyor  
Minnesota Registration No. 12235

Approved and accepted by the City Council of the City of Maplewood, Minnesota, this 23<sup>rd</sup> day of October, 1989.

John C. Lheaven  
Mayor

Lewis E. Russell  
Clerk

Taxes for the year 1989 on land described herein paid, no delinquent taxes and transfer entered, this 28<sup>th</sup> day of December, 1989.

Lou Mc Kenna Director By K. Bymark, Deputy  
Department of Property Taxation

Pursuant to Chapter 7, Minnesota Laws of 1976, this Registered Land Survey has been reviewed and approved, this 28<sup>th</sup> day of December, 1989, and the conditions of Minnesota Statutes, Section 505.03, Subdivision 2, have been fulfilled.

David D. Claypool  
David D. Claypool  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this Registered Land Survey No. 477 was filed in this office this 28<sup>TH</sup> day of DECEMBER, 1989, at 1:00 o'clock P. M., as Document No. 911753.

By \_\_\_\_\_, Deputy  
Lou McKenna, Registrar of Titles

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BEARINGS ARE ON AN ASSUMED DATUM.

NORTH SCALE: 1 INCH = 30 FEET

0 10 20 30 50  
SCALE IN FEET

LEGEND

### COUNTY CAST

**LEGEND**  
 = RAMSEY COUNTY CAST IRON MONUMENT, FOUND.  
 JLM = CAST IRON JUDICIAL MONUMENT, FOUND.

○JLM = CAST IRON JUDICIAL MONUMENT, FOUND.

● = FOUND IRON IN PLACE.

● = FOUND IRON IN PLACE.  
○ = A SET 1/2 INCH IRON PIPE WITH  
PLASTIC CAP NUMBERED 12235.

CENTER LINE OF  
SERVICE ROAD.

EASTERLY OR  
SOUTHEASTERLY  
LINE OF WHITE  
BEAR ROAD, ALSO  
KNOWN AS HIGHWAY  
NO. 1, NOW HWY. 61  
AND MAPLEWOOD  
DRIVE. - - -

STATE HWY 61 -  
FORMERLY MAPLEWOOD DRIVE  
AS WHITE BEAR ROAD) ALSO KNOWN  
1221E

KOHLMAN

415

SOUTH RIGHT-OF-WAY LINE OF  
KOHLMAN AVE.  
141.00 --

NORTHWEST CORNER LOT 6  
KOHLMAN'S LAKEVIEW  
ADDITION.

WEST LINE OF LOT 6  
KOHLMAN'S LAKEVIEW  
ADDITION.

LOT 6  
KOHLMAN'S LAKEVIEW  
ADDITION

---N01°13'05"W 780.89 ---  
NORTH 780.51 KOHLMAN'S LAKEVIEW ADDITION

SOUTH LINE OF LOT 6  
KOHLMAN'S LAKEVIEW  
ADDITION.

664.67 KOHLMAN'S LAKEVIEW  
--664.85-- ADDITION

SOUTHEAST CORNER  
SECTION 4, T. 29, R. 22  
RAMSEY COUNTY, MN

COUNTY — ROAD — C

- S. 1/4 CORNER  
SECTION 4, T.29, R22  
RAMSEY COUNTY, MN