

AUGUSTUS CORNER

KNOW ALL MEN BY THESE PRESENTS: That 1905 Iglehart, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 14, Block 22, Merriam Park, according to the recorded plat thereof, Ramsey County, Minnesota.

And

The west half of Lot 15, Block 22, Merriam Park, according to the recorded plat thereof, Ramsey County, Minnesota.

And

The west 15.01 feet of the east half of Lot 15, Block 22, Merriam Park, according to the recorded plat thereof, Ramsey County, Minnesota.

And

That part of the east half of Lot 15, Block 22, Merriam Park, according to the recorded plat thereof, Ramsey County, Minnesota, lying east of the west 15.01 feet of said East Half of said Lot 15.

And

The west 30.03 feet of Lot 16 said Block 22.

Has caused the same to be surveyed and platted as AUGUSTUS CORNER.

In witness whereof said 1905 Iglehart, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3rd day of February, 2025.

Signed: 1905 Iglehart, LLC

Allison Mathern, its President

STATE OF Minnesota
COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 3rd day of February, 2025, by Allison Mathern its President of 1905 Iglehart, LLC, a Minnesota limited liability company, on behalf of said company.

Erin Mathern
Erin Mathern

Notary Public, Minnesota

My Commission Expires 1-31-2030

I, Arlee J. Carlson, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 23RD day of January, 2025

Arlee J. Carlson
Arlee J. Carlson, Professional Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of January, 2025, by Arlee J. Carlson, a Professional Land Surveyor.

Maria J. Way
Maria J. Way

Notary Public, Minnesota

My Commission Expires January 31, 2030

CITY OF SAINT PAUL, MINNESOTA

I do hereby certify that on the 15 day of January, 2025 the City Council of the City of Saint Paul, Minnesota, approved this plat.

Signed: Shari Moore, Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 8th day of April, 2025.

Tracy West, Ramsey County Auditor/Treasurer

By Ken J, Deputy

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 383A.42, this plat is approved this 8th day of APRIL, 2025

DANIEL D. BAAR
Daniel D. Baar, L.S. Ramsey County Surveyor

BY: STEPHANNE J. ROBERT
DEPUTY COUNTY SURVEYOR

SUNDE
LAND SURVEYING

WITNESS TO
W 1/4 CORNER OF
SEC. 33, T. 29, R. 23
FOUND CAST IRON
MONUMENT

W 1/4 CORNER OF
SEC. 33, T. 29, R. 23

N00°17'32"W 2637.34

MERRIAM PARK

HOWELL STREET

MERRIAM PARK

ALLEY

FD SCRIBED
"X" ON WALL

20

N89°40'52"E 130.00

20

66

44.00

40.00

15.01

30.03

68.97

1

2

3

MERRIAM
LOT 14
BLOCK 22

LOT 15

LOT 16

4

5

SOUTH LINE OF BLOCK 22,
MERRIAM PARK

S89°40'10"W 130.00

66

57.50

72.50

68.94

IGLEHART AVENUE
(FORMERLY HANCOCK AVENUE)

66

66

418.71

N00°11'46"W

MERRIAM'S REARRANGEMENT
OF BLOCKS 24,25,26,27,28&29
MERRIAM PARK

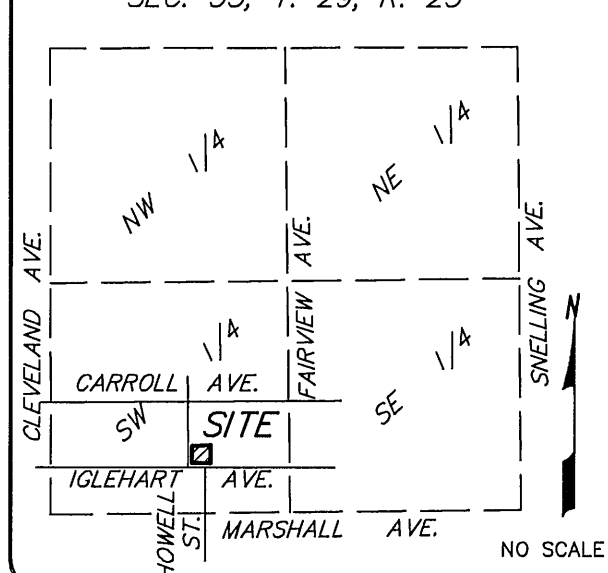
HOWELL STREET
(FORMERLY AMOS STREET)

SW CORNER OF
SEC. 33, T. 29, R. 23
FOUND CAST IRON
MONUMENT

SOUTH LINE OF THE
SW 1/4 OF SEC. 33,
T. 29, R. 23

S89°40'33"W 1595.78

VICINITY MAP
SEC. 33, T. 29, R. 23



FOR THE PURPOSES OF THIS PLAT THE
SOUTH LINE OF BLOCK 22, MERRIAM
PARK IS ASSUMED TO HAVE A BEARING
OF S89°40'10"W.

- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NO. 44900.
- ⊙ DENOTES 1.17 INCH DIAMETER COPPER MAGNETIZED MARKER WITH DISC CAP AFFIXED STAMPED LS-44900 SET
- DENOTES FOUND 1/2 INCH IRON PIPE MONUMENT AND MARKED BY LICENSE NO. 44900.
- ⊙ DENOTES FOUND CAST IRON MONUMENT

COUNTY RECORDER, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of AUGUSTUS CORNER was filed in the office of the County Recorder for public record on this 8th day of April, 2025, at 11 o'clock A.M., and was duly filed in Book 54 of Plats, Page 30, as Document Number 272730

Deputy County Recorder

REGISTRAR OF TITLES, COUNTY OF RAMSEY, STATE OF MINNESOTA

I hereby certify that this plat of AUGUSTUS CORNER was filed in the office of the Registrar of Titles for public record on this 8th day of April, 2025, at 11 o'clock A.M., and was duly filed in Book 54 of Plats, Page 30, as Document Number 272730

Deputy Registrar of Titles

20 0 20 40
SCALE IN FEET
1 INCH = 20 FEET