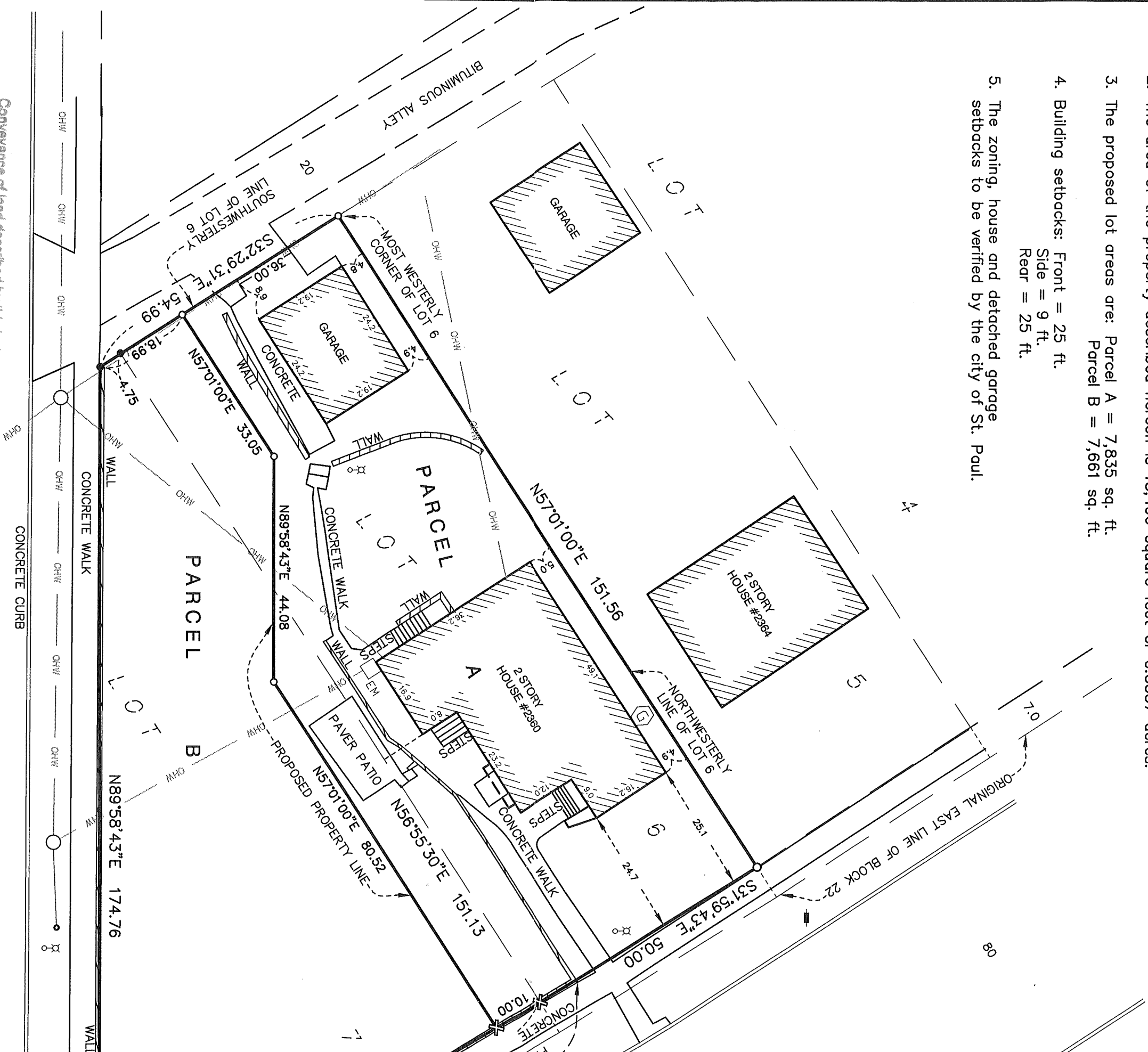


NOTES:

1. The bearing system is based on the South line of Lot 7, Block 22, ST. ANTHONY PARK NORTH which is assumed to have a bearing of North 89 degrees 58 minutes 43 seconds East.
2. The area of the property described hereon is 15,496 square feet or 0.3557 acres.
3. The proposed lot areas are: Parcel A = 7,835 sq. ft.
Parcel B = 7,661 sq. ft.
4. Building setbacks: Front = 25 ft.
Side = 9 ft.
Rear = 25 ft.
5. The zoning, house and detached garage setbacks to be verified by the city of St. Paul.



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

60

VALENTINE AVENUE

60

CITY OF SAINT PAUL
By Paul Dubrion 8/22/13
City Planning Administrator Date

CONCRETE CURB

Approval of lot split only; Not for building placement.
This lot split approval does not constitute approval of
buildings or use of this site.

SURVEY FOR: **GEORGE ALSBERG**

PROPERTY ADDRESS: 2360 Como Avenue, St. Paul, Minnesota.

LEGAL DESCRIPTION:


Lots 6 and 7, Block 22, ST. ANTHONY PARK NORTH, except that part taken for road, Ramsey County, Minnesota.

CERTIFICATION:

I hereby certify that this map 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.

Dated: August 9, 2013

Anderson Engineering of Minnesota, LLC

by: 
Jack Bolke
Minnesota License No. 20281

PROPOSED LEGAL DESCRIPTION PARCEL A

That part of Lot 6 and Lot 7, Block 22, ST. ANTHONY PARK NORTH, Ramsey County, Minnesota, except that part taken for road, lying northwesterly of the following described line:

Beginning at a point on the southwesterly line of said Lot 6 distant 36.00 feet southeasterly of the most westerly corner of said Lot 6; thence North 57 degrees 01 minutes 00 seconds East, parallel with the northwesterly line of said Lot 6, a distance of 33.05 feet; thence North 89 degrees 58 minutes 43 seconds East, a distance of 44.08 feet; thence North 57 degrees 01 minute 00 seconds East, a distance of 80.52 feet to the southwesterly line of Como Avenue and said line there terminating.

PROPOSED LEGAL DESCRIPTION PARCEL B

That part of Lot 6 and Lot 7, Block 22, ST. ANTHONY PARK NORTH, Ramsey County, Minnesota, except that part taken for road, lying southeasterly of the following described line:






Beginning at a point on the southwesterly line of said Lot 6 distant 36.00 feet southeasterly of the most westerly corner of said Lot 6; thence North 57 degrees 01 minutes 00 seconds East, parallel with the northwesterly line of said Lot 6, a distance of 33.05 feet; thence North 89 degrees 58 minutes 43 seconds East, a distance of 44.08 feet; thence North 57 degrees 01 minute 00 seconds East, a distance of 80.52 feet to the southwesterly line of Como Avenue and said line there terminating.

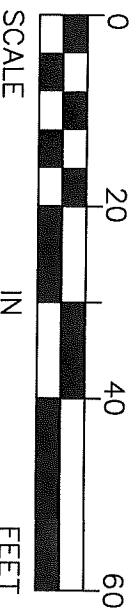
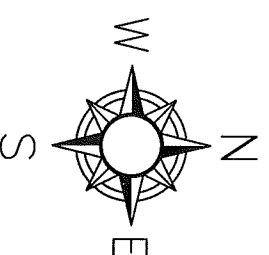
RECEIVED
AUG 14 2013
Per _____

MONUMENT LEGEND

- FOUND IRON MONUMENT
- SET 1 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 20281
- ⊗ CHISELED "X" IN CONCRETE WALL

LEGEND

-  ELECTRIC METER
-  GAS METER
-  LIGHT POLE
-  POWER POLE
-  SIGN



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