

RECEIVED
APR - 2 2019
BY:

EXISTING PROPERTY DESCRIPTIONS

Parcel A:
PID: 292923420022, 292923420023 and 292923420024
Lots 1, 2, 3 and 4, Block 72, St. Anthony Park, except the southwesterly 8 feet thereof, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)
AND
All the land known and marked as Track Alley on the plat of St. Anthony Park, (also known as "Private Railroad Alley"), according to the recorded plat thereof, and situated in Ramsey County, Minnesota between Blocks 72 & 73 which lies Northwesterly of the Southwesterly extension of the Northwesterly line of Lot 14 in said Block 72 along with the South 8 feet of Lots 1, 2, 3, 4, 5, and 6, Block 72, St. Anthony Park, according to the recorded plat thereof, and situate in Ramsey County, Minnesota. (Abstract)

Parcel B:
PID: 292923420032
Lots 5, 11 and 12, Block 73, St. Anthony Park. (Torrens, Certificate of Title No. 626022)
AND
The southeasterly 4 feet of Lot 4 and all of Lots 6, 7, 8, 9, and 10, Block 73, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

Lots 1, 2, 3 and 4, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)
AND
All the land known and marked as Track Alley on the plat of St. Anthony Park, (also known as "Private Railroad Alley"), according to the recorded plat thereof, Ramsey County, Minnesota, between Blocks 72 and 73, which lies northwesterly of the southwesterly extension of the southeasterly line of Lot 4, said Block 72. (Abstract)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

Lots 5, 11 and 12, Block 73, St. Anthony Park. (Torrens, Certificate of Title No. 626022)
AND
The southeasterly 4 feet of Lot 4 and all of Lots 6, 7, 8, 9, and 10, Block 73, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)
AND
The southwesterly 8 feet of Lots 5 and 6, Block 72, St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND
All the land known and marked as "Private Railroad Alley" on the plat of St. Anthony Park, according to the recorded plat thereof, Ramsey County, Minnesota, between Blocks 72 and 73, which lies northwesterly of the southwesterly extension of the northwesterly line of Lot 14, said Block 72, and lies southeasterly of the southwesterly extension of the southeasterly line of said Lot 4, Block 72. (Abstract)

PLAT RECORDING INFORMATION

The plat of St. Anthony Park was filed of record on April 30, 1885, in Book X of Plats, page 3.

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

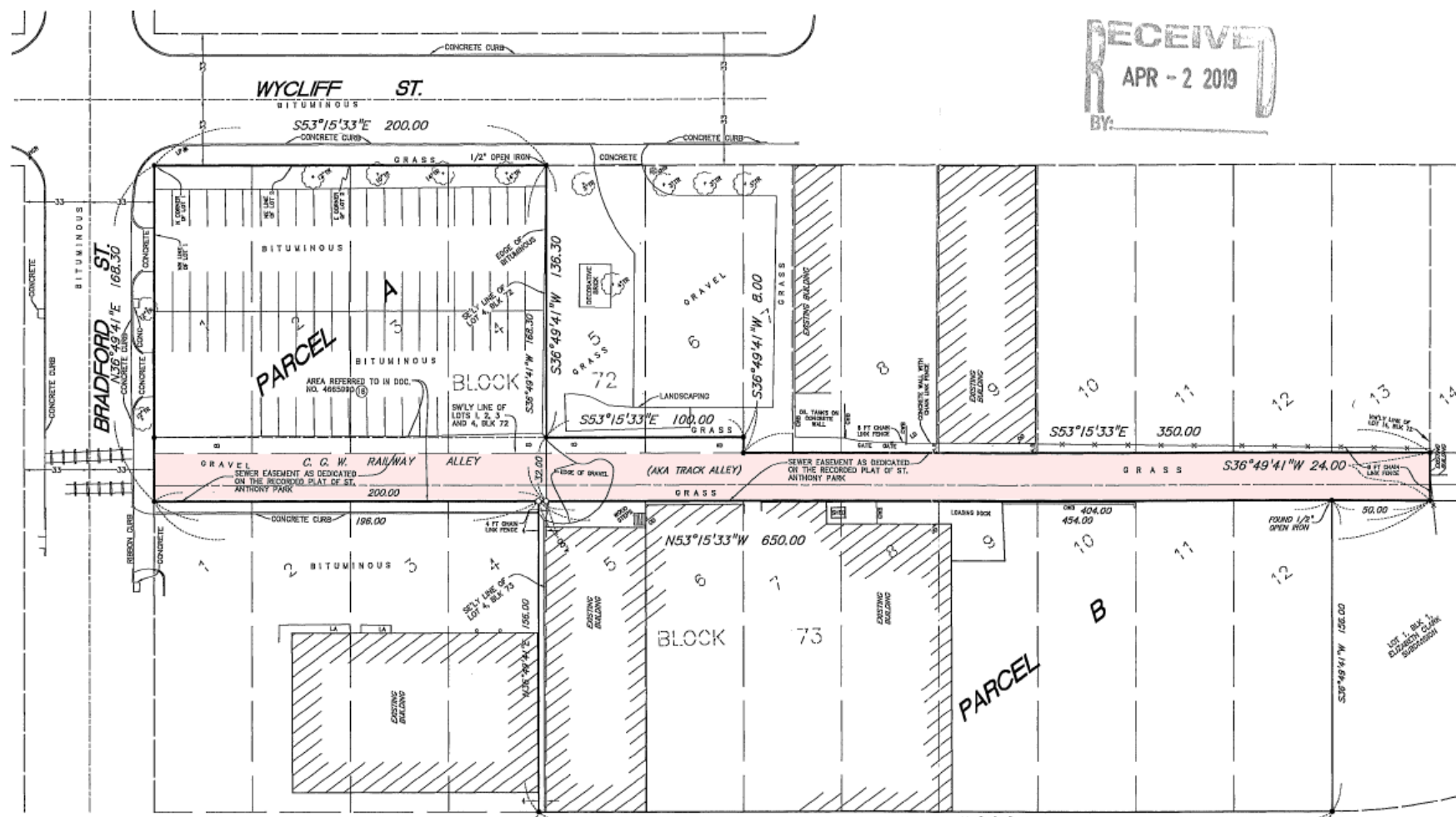
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 15th day of January, 2019
SUNDE LAND SURVEYING, LLC.
By: Leonard F. Carlson, P.L.S. Minn. Lic. No. 44890

Revision	By	Date
per city comments	SMT	04/02/2019
Revised parcel descriptions	SMT	02/13/2019
Adjustment of Common Boundary	SMT	01/15/2019

Survey originally dated August 24, 2018

Drawing Title: CERTIFICATE OF SURVEY FOR: PAK PROPERTIES
2304 and 2314 Wycliff Street, 0 Bradford Street and 2385 Hampden Avenue
SUNDE LAND SURVEYING
901 East Bloomington Freeway (290) • Suite 118
Bloomington, Minnesota 55420-3435
612-88-2450 (Fax: 612-88-8100) www.sunde.com
Project: 2017-063-A Map: 026/02 Date: 01/15/2019
Township: 29 Range: 23 Section: 29 Sheet: 1 of 1
File: 201708_M400212.dwg



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

CITY OF SAINT PAUL
for Paul Dubruel 6/11/19
Planning Administrator Date

Approval of adjustment of common boundary only; not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of this site.

- LEGEND see condition:
- Denotes found iron monument marked with P.L.S. No. 44900, unless otherwise noted
 - Denotes 1/2" iron monument set marked with F.L.S. No. 44890
 - CWB Denotes concrete wall base
 - LA Denotes landscaping
 - LD Denotes loading dock
 - OD Denotes overhead door
 - SHB Denotes shrub
 - TR Denotes deciduous tree

GENERAL NOTE

1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1863 Coordinates, final adjustment December 17, 1991)

ZONING NOTE

1.) Zoning information shown hereon is from the City of Saint Paul website on January 15, 2019.

The properties at 2314, and 2304 Wycliff Street are located in an I2, general industrial district. The property located at 0 Bradford Street is split between two zoning districts, I2 and I1. The property at 2285 Hampden Avenue is located in an I1, Light Industrial district.

AREAS

Parcel A:
Gross - 33,680 square feet or 0.773 acres
Area being added to Parcel B = 11,600 square feet or 0.266 acres

subject to rezoning the transferred portions of the C.G.W. Railway alley to respective industrial classifications of receiving parcels.

Copy Only
Not For Recording

