

**EXISTING DESCRIPTION OF PROPERTY SURVEYED**  
 (Per Quit Claim Deed Doc. No. A04832875, Deed describes additional property which has been sold per Warranty Deed Doc. No. A05021136)

Parcel A (PID:332923340143):  
 The west half of Lot 15, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.  
 (Torrens Property—Per Certificate of Title No. 623798)

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

Parcel B (PID:332923340144):  
 That part of the east half of Lot 15, Block 22, Merriam Park Addition, 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.  
 (Abstract Property)

Parcel D (PID:332923340146):  
 Lot 14, Block 22, Merriam Park Addition, according to the recorded plat thereof, Ramsey County, Minnesota.  
 (Torrens Property—Certificate of Title No. 623798)

**ZONING NOTES**

1.) Zoning information shown hereon is per the City of St. Paul, Code of Ordinance website on September 06, 2024.

The subject property is zoned H2 Residential

The setbacks for H2 Residential are:  
 Front Yard: 10 feet (d)  
 Side Street Yard: 5 feet (e)  
 Rear Yard: 10 feet (d)

(d) Where at least fifty (50) percent of the front footage of any block is built up with principal buildings and at least one (1) of the front yard setbacks of the existing principal buildings with front yards that adjoin the front yard of the lot is greater than fifteen (15) feet in the HI-RM3 districts or less than thirty (30) feet in the RL district, the following standards apply:

(1) Where there are two (2) existing front yards that adjoin the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the larger of the two (2) adjoining front yard setbacks in the HI-RM3 districts or the midpoint between the district standard setback requirement and the smaller of the two (2) adjoining front yard setbacks in the RL district.

(2) Where only one (1) existing front yard adjoins the front yard of the lot, the minimum front yard setback is the midpoint between the district standard setback requirement and the adjoining front yard setback.

The property owner is responsible for reporting the relevant adjoining front setbacks to the zoning administrator on a certificate of survey.

(e) Side yards are required only for dwelling units on the ends of townhouse structures. The side yard setback requirement from interior lot lines may be reduced or waived when an easement or common wall agreement, certified by the city building official for conformance with the state building code, is recorded on the deeds of the adjoining parcels.

2.) Adjacent properties to the are zoned H2 Residential.

**AREA**

19,494 square feet or 0.448 acres

**GENERAL NOTE**

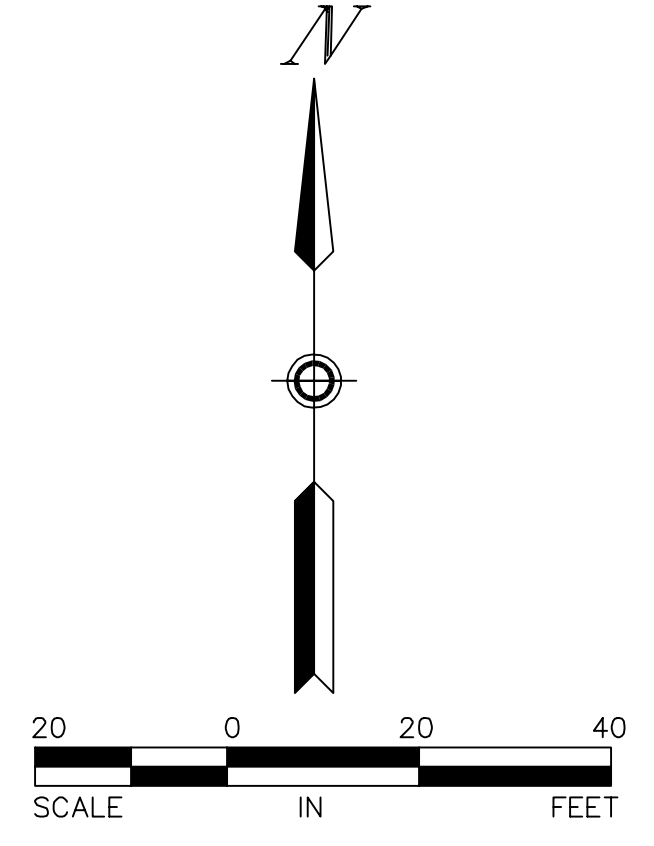
- 1.) Survey coordinate basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)
- 2.) Drainage and Utility easements, Vehicular and Pedestrian Access easements, No Build Area Easements and a sign Easement are proposed to be done by separate documentation.

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. In addition, Gopher State One Call locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, excavation and/or a private utility locate request may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket numbers 173191786 and 173191795.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**LEGEND**

- Denotes 1/2" iron monument set marked with P.L.S. No. 44900
- Denotes found iron monument, unless otherwise noted
- ⊙ Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-44900 set
- BE Denotes building entrance
- BTL Denotes beavertail curb
- CB Denotes catch basin
- CLP Denotes clothesline pole
- CS Denotes curb stop
- EM Denotes electric meter
- G Denotes gutter
- GM Denotes gas meter
- HCR Denotes disabled ramp
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LP Denotes light pole
- OD Denotes overhead door
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- (P) Denotes per plan
- PP Denotes power pole
- PPU Denotes power pole with underground utility
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- SWB Denotes stone wall base
- SWT Denotes stone wall top
- TC Denotes top of concrete curb
- W Denotes water line
- WV Denotes water valve
- WW Denotes window well
- BAS Denotes Basswood tree
- CATA Denotes Catalpa tree
- CRAB Denotes Crabapple tree
- HACK Denotes Hackberry tree
- MPL Denotes Maple tree
- SHB Denotes shrub
- SPR Denotes Spruce tree
- TR Denotes deciduous tree
- Denotes Torrens Property



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

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 30th day of October, 2024  
 SUNDE LAND SURVEYING, LLC  
 By: *Arie J. Carlson*  
 Arie J. Carlson, P.L.S. Minn. Lic. No. 44900

Revision	By	Date
	JMD	

Drawing Title:  
**BOUNDARY, LOCATION, TOPOGRAPHIC  
 and UTILITY SURVEY FOR:  
 EQUINOX CONSTRUCTION, LLC**  
 OF: 1905, 1909 & 1913 IGLEHART AVE., ST. PAUL, MN

**SUNDE** LAND SURVEYING  
 www.sunde.com

Main Office:  
 9001 East Bloomington Freeway (35W) • Suite 118  
 Bloomington, Minnesota 55420-3435  
 952-881-2455 (Fax: 952-888-9526)

Project: 2017-218-B	Bk/Pg: 875/52	Date: 10/30/2024
Township: 29	Range: 23	Section: 33
File: 2017218B001-EXIST COND.dwg		Sheet: 1 of 1

L:\2020\2017-218-B\2017-218-B.dwg 8/11/2021 5:47:58 PM DTD