

# CERTIFICATE OF SURVEY

## ~for~ LOT SPLIT

### GENERAL NOTES

- Fee ownership is vested in Kevin Kinney
- Parcel ID Number: 132922220227.
- Address of the surveyed premises: 2346 South Avenue E, North St. Paul, MN.
- Bearings shown hereon are assumed.
- Surveyed premises shown on this survey map is in Flood Zone X (area of minimal flooding), according to the Ramsey County GIS website mapping.
- Boundary area of the surveyed premises: 20,006± sq. ft. (0.459± acres).
- A search of the City of North St. Paul's website indicates that the surveyed premises shown on this survey is currently zoned R-1 (Single Family Residential District). A zoning endorsement letter has not been provided for this Survey. Under the applicable zoning regulations, the current setbacks are:

Building: Front = 25 feet  
Side = 6 feet  
Rear = 25 feet

For additional information contact the Planning and Zoning Department at the City of North St. Paul at (651) 747-2400.

- The surveyed premises has access to (South Avenue E.), a public street.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site was completed on November 12, 2015.

### DEVELOPMENT NOTES

- Two proposed single family lots.
- Proposed density = 6.54 Lots/Acre
- Boundary area of the surveyed premises: 20,006± sq. ft. (0.459± acres).
- Area of proposed Parcel 1 = 6,674sf
- Area of proposed Parcel 2 = 6,669sf
- Area of proposed Parcel 2 = 6,663sf

### EXISTING DESCRIPTION

Lots 20, 21 and 22, Block H, together with vacated alley accruing to said lots, all in NORTHWOOD HEIGHTS, Ramsey County, Minnesota.

### PROPOSED DESCRIPTIONS

**PARCEL 1:**  
Lot 20, Block H, together with vacated alley accruing to said lot, all in NORTHWOOD HEIGHTS, Ramsey County, Minnesota.  
Together with a perpetual public drainage and utility easement over, under and across the north 10 feet, the south 25 feet and the east and west 5 feet thereof.

**PARCEL 2:**  
Lot 21, Block H, together with vacated alley accruing to said lot, all in NORTHWOOD HEIGHTS, Ramsey County, Minnesota.  
Together with a perpetual public drainage and utility easement over, under and across the north 10 feet, the south 25 feet and the east and west 5 feet thereof.

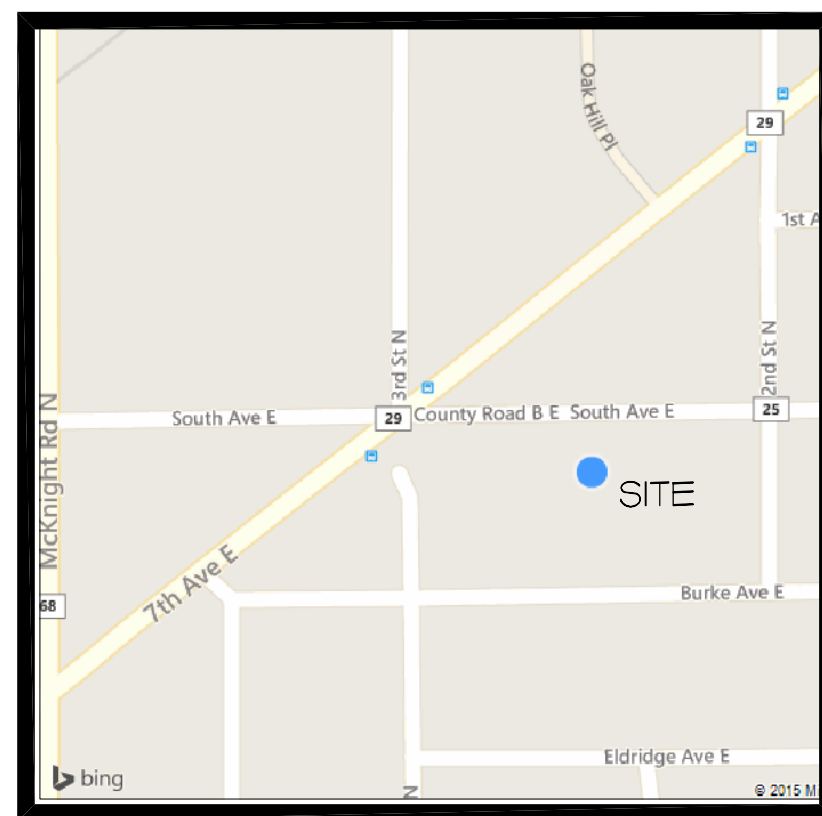
**PARCEL 3:**  
Lot 22, Block H, together with vacated alley accruing to said lot, all in NORTHWOOD HEIGHTS, Ramsey County, Minnesota.  
Together with a perpetual public drainage and utility easement over, under and across the north 10 feet, the south 25 feet and the east and west 5 feet thereof.

### LEGEND

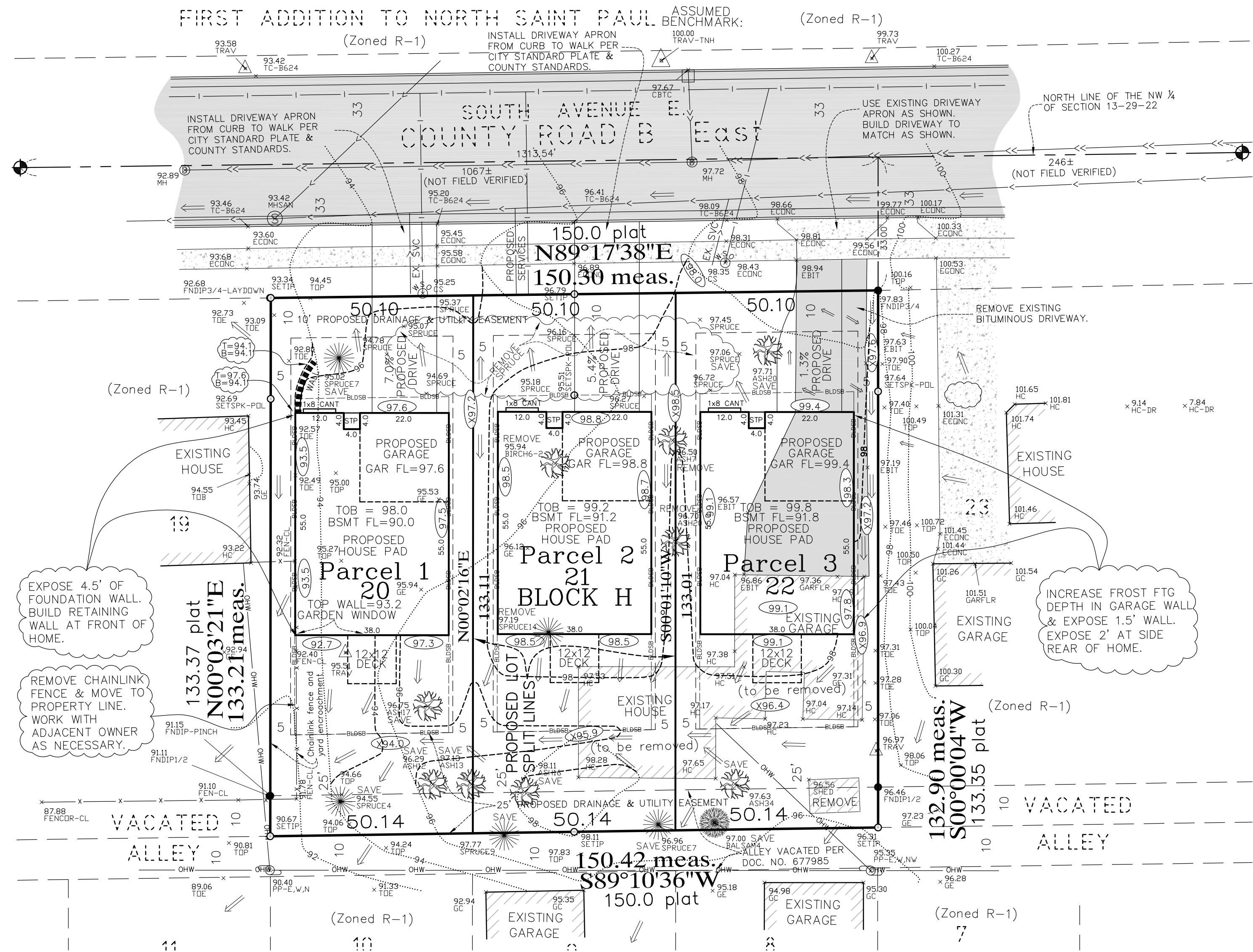
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 25341
- DENOTES CATCH BASIN
- ⊙ DENOTES STORM SEWER MANHOLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊖ DENOTES HYDRANT
- ⊘ DENOTES CURB STOP
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES WOOD FENCE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD WIRE
- DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED GROUND SURFACE ELEVATION
- DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE

### VICINITY MAP

PART OF SEC. 13, TWP. 29, RNG. 22



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)



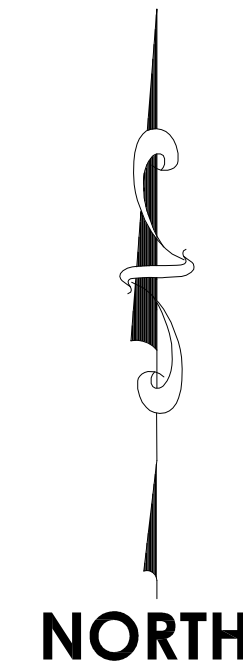
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Daniel W. Obermiller*  
DANIEL W. OBERMILLER

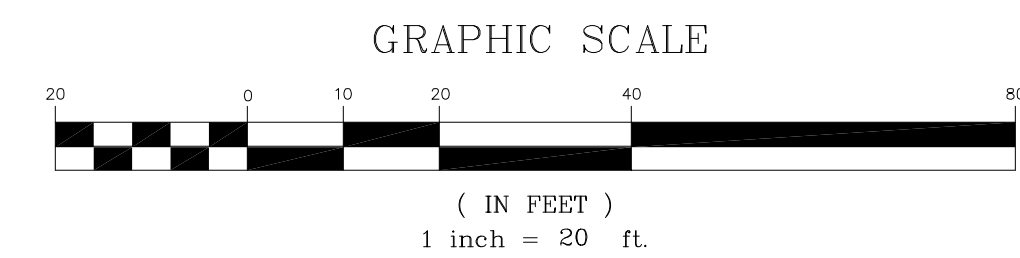
Date: 02/22/16 License No. 25341

NO.	DATE	DESCRIPTION	BY
1	12/30/15	Revised from 2 to 3 lots	dwo
2	2/22/16	Revised per CO. City comments	dwo
3			

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NORTH



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