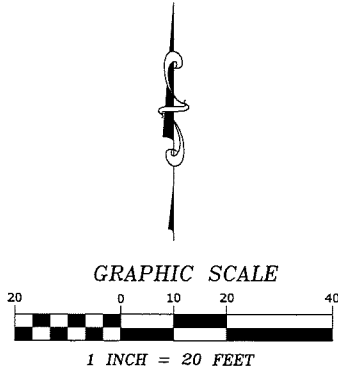


# MINOR SUBDIVISION

~for~ RALPH BOECKER  
 ~of~ 1783 HIGHWAY 96  
 WHITE BEAR LAKE, MN 55110



## LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊙ DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- x.1011.2 DENOTES EXISTING ELEVATION
- ACU DENOTES AIR CONDITIONING UNIT
- DENOTES CATCH BASIN
- ⊞ DENOTES CABLE PEDESTAL
- ⊞ DENOTES ELECTRICAL BOX
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES GAS METER
- ⊞ DENOTES HYDRANT
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SANITARY SEWER MANHOLE
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES WATER VALVE
- x—x— DENOTES FENCE
- wavy— DENOTES RETAINING WALL
- dashed— DENOTES EXISTING CONTOURS
- S—S— DENOTES EXISTING SANITARY SEWER
- SS—SS— DENOTES EXISTING STORM SEWER
- W—W— DENOTES EXISTING WATER MAIN
- OHU— DENOTES OVERHEAD UTILITY
- GAS— DENOTES UNDERGROUND GAS LINE
- BT— DENOTES BITUMINOUS SURFACE
- CON— DENOTES CONCRETE SURFACE
- GRAV— DENOTES GRAVEL SURFACE
- PAV— DENOTES PAVER SURFACE
- ADJ— DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 01/29/24.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 14-30-22-33-0111.
- Curb shots are taken at the top and back of curb.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270386 Panel No. 0035 Suffix G by the Federal Emergency Management Agency, effective date June 04, 2010.

## EXISTING ZONING

R-3 SINGLE FAMILY RESIDENTIAL

MIN. LOT SIZE: 10,500 SF  
 MIN. LOT WIDTH: 80 FEET

### BUILDING SETBACKS

FRONT: 30 FEET  
 SIDE: 10 FEET  
 REAR: 30 FEET

## EXISTING LEGAL DESCRIPTION

(PER DOC. NO. 1881762)

The South 293.76 feet of the West 82.5 feet of the Southwest Quarter of the Southwest Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

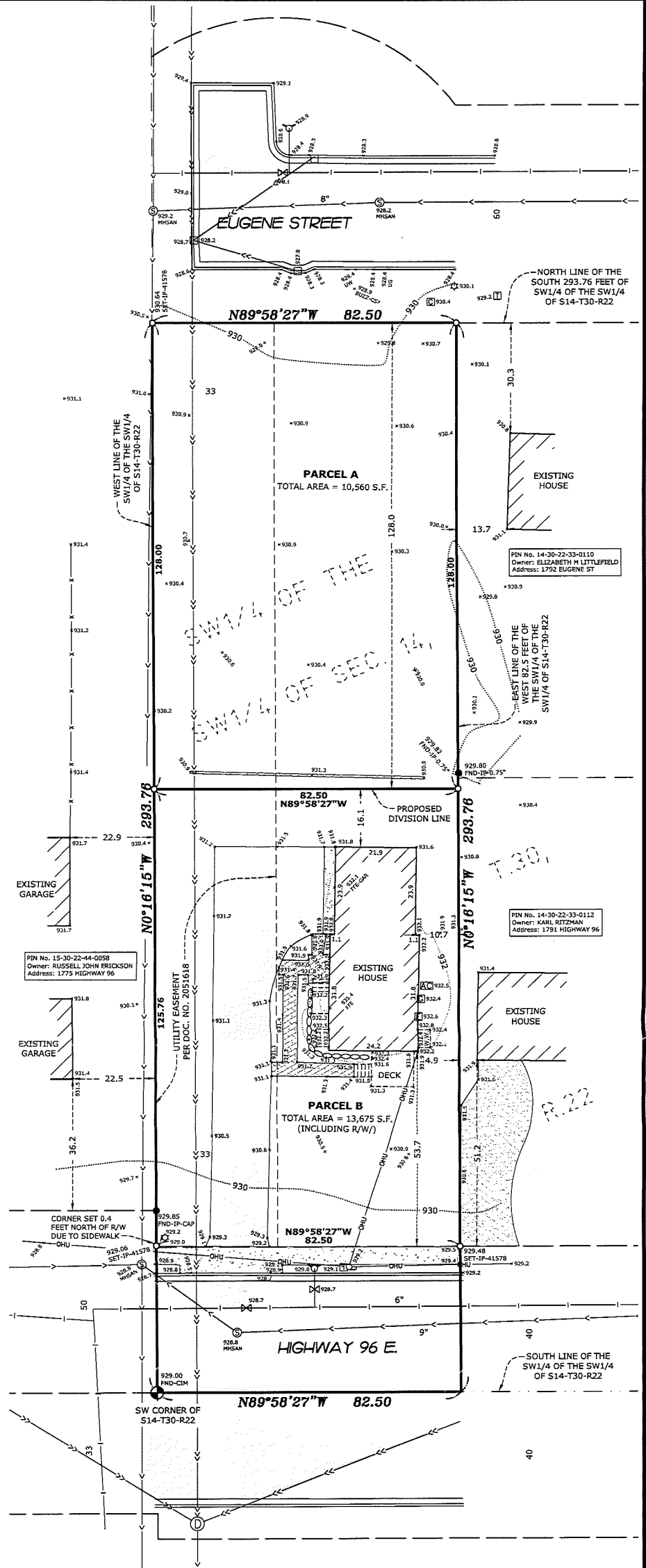
## PROPOSED LEGAL DESCRIPTIONS

### PARCEL A

The North 128 feet of the South 293.76 feet of West 82.5 feet of the Southwest Quarter of the Southwest Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota.

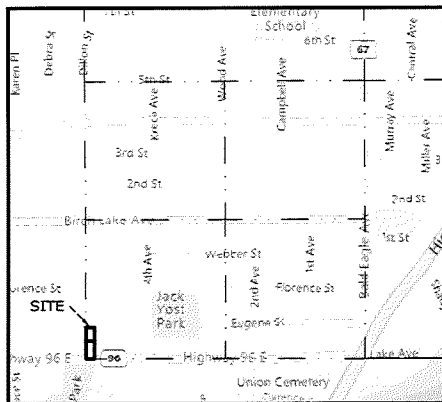
### PARCEL B

The South 165.76 feet of the West 82.5 feet of the Southwest Quarter of the Southwest Quarter of Section 14, Township 30, Range 22, Ramsey County, Minnesota.



## VICINITY MAP

PART OF SEC. 14, TWP. 30, RNG. 22



RAMSEY COUNTY, MINNESOTA  
 (NO SCALE)

## BENCHMARK

MNDOT BM: 9075  
 ELEVATION: 929.89  
 DATUM: NAVD 88

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.

*Jason E. Rud*  
 JASON E. RUD

Date: 02/19/2024 License No. 41578

DRAWN BY: BCD	JOB NO: 240049BT	DATE: 02/19/24	
CHECK BY: JER	FIELD CREW: CB		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**E. G. RUD & SONS, INC.**  
 EST. 1977  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 361-8200 Fax (651) 361-8701