

MINOR SUBDIVISION

~for~ CAMERON JOHNSON
~of~ 1574 HAMMOND ROAD ~and~ 5000 OTTER LAKE ROAD
WHITE BEAR LAKE

EXISTING PROPERTY DESCRIPTIONS:

PARCEL 1:
The land referred to herein is situated in the state of Minnesota, Ramsey County described as follows:

All of Lot 2, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota, except the North 396.0 feet of the West 209.0 feet thereof and except the North 200.0 feet lying East of the West 209.0 feet thereof.
That part of the North 396.0 feet of the West 209.0 feet of said Lot 2 described as follows:

Beginning at a point on the West line of said Lot 2, 396.0 feet South of the Northwest corner of said Lot 2; thence East parallel with and 396.0 feet South of the North line of said Lot 2 a distance of 209.0 feet; thence North and parallel with and 209.0 feet East of the West line of said Lot 2 a distance of 27.0 feet; thence Southwesterly on a straight line to the point of beginning.

PARCEL 2:
The North 200 feet of Lot 2, EXCEPT the West 284 feet thereof, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:
The North 296.0 feet of Lot 2, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota, lying East of the West 209.0 feet thereof.

EXCEPT
The East 75.0 feet of the West 284.0 feet of the North 200.0 feet of said Lot 2, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota.

PARCEL B:
That part of Lot 2, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota, lying South of the North 296.0 feet and East of the West 209.0 feet thereof.

AND
That part of said Lot 2, AUDITOR'S SUBDIVISION NO. 83, Ramsey County, Minnesota, lying South of the North 396.0 feet of the West 209.0 feet thereof.

AND
That part of the North 396.0 feet of the West 209.0 feet of said Lot 2 described as follows:
Beginning at a point on the West line of said Lot 2, 396.0 feet South of the Northwest corner of said Lot 2; thence East parallel with and 396.0 feet South of the North line of said Lot 2 a distance of 209.0 feet; thence North and parallel with and 209.0 feet East of the West line of said Lot 2 a distance of 27.0 feet; thence Southwesterly on a straight line to the point of beginning.

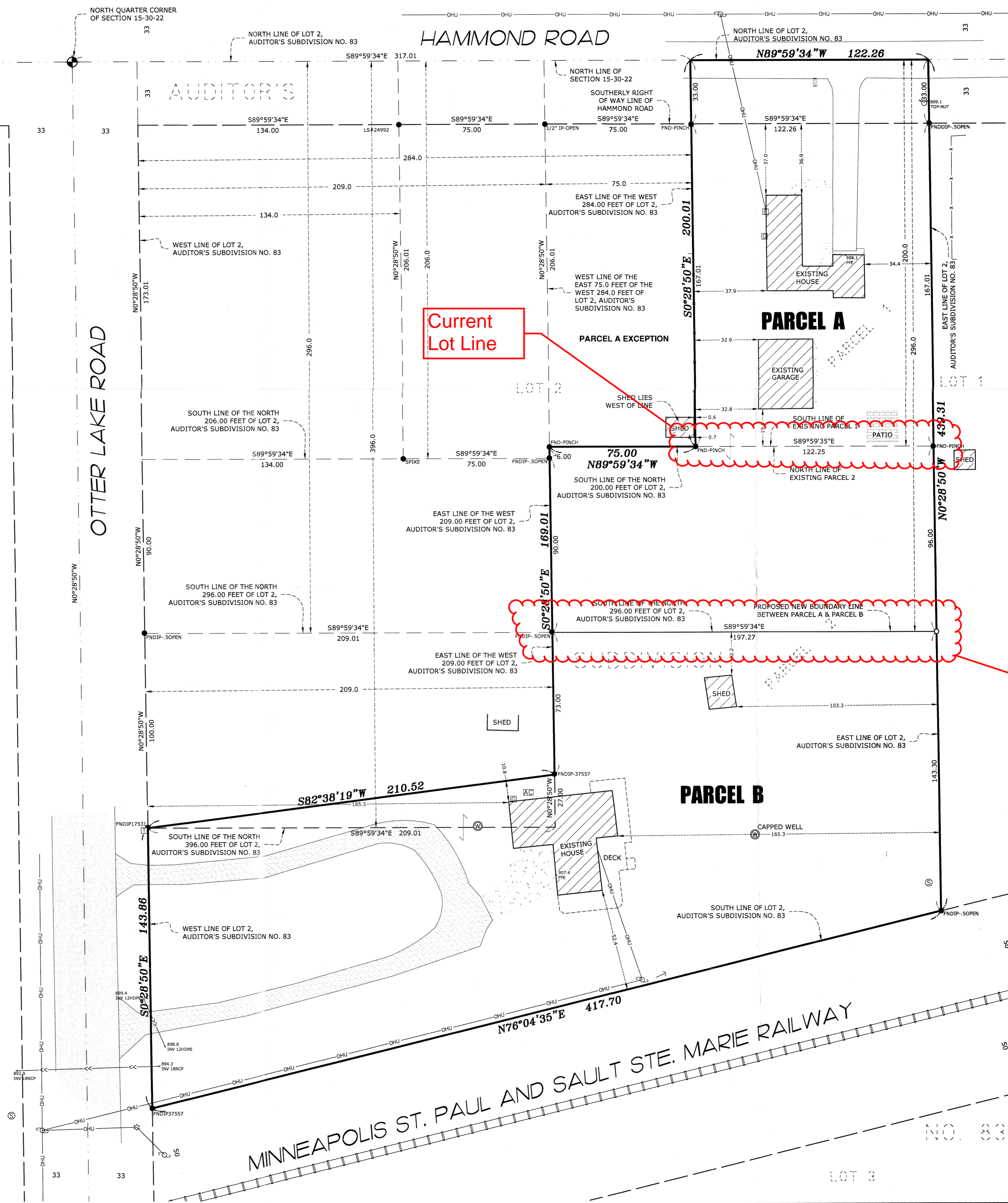
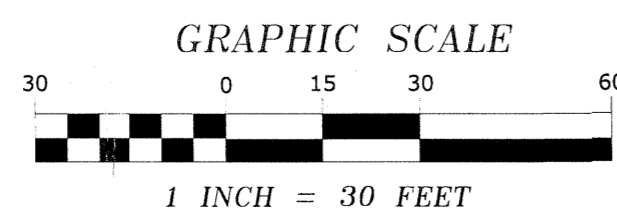
LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52140
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES AIR CONDITIONING UNIT
- DENOTES ELECTRICAL BOX
- DENOTES GAS METER
- DENOTES GUY WIRE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES WELL
- DENOTES FENCE
- DENOTES EXISTING STORM SEWER
- DENOTES OVERHEAD UTILITY
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES PAVER SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 04/16/2024.
- Bearings shown are on the Ramsey County Coordinate System.
- Existing Parcel ID Numbers:
PARCEL 1=15-30-22-12-0011
PARCEL 2=15-30-22-12-0017
- 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.

NORTH



IMPERVIOUS SURFACE CALCULATIONS
PARCEL 1 EXISTING - PID NO. 15-30-22-12-0011

TOTAL LOT AREA	24,453 SQ. FT.
TOTAL LOT AREA OUTSIDE RIGHT OF WAY	20,418 SQ. FT.
EXISTING HOUSE AND GARAGE	1,457 SQ. FT.
EXISTING DETACHED GARAGE	1,009 SQ. FT.
EXISTING BITUMINOUS DRIVEWAY	835 SQ. FT.
EXISTING PATIO	250 SQ. FT.
EXISTING CONCRETE	293 SQ. FT.
TOTAL IMPERVIOUS SURFACE OUTSIDE R.W.	3,852 SQ. FT.
PERCENT IMPERVIOUS	18.9%

IMPERVIOUS SURFACE CALCULATIONS
PARCEL A PROPOSED

TOTAL LOT AREA	43,390 SQ. FT.
TOTAL LOT AREA OUTSIDE RIGHT OF WAY	39,355 SQ. FT.
EXISTING HOUSE AND GARAGE	1,457 SQ. FT.
EXISTING DETACHED GARAGE	1,009 SQ. FT.
EXISTING BITUMINOUS DRIVEWAY	835 SQ. FT.
EXISTING PATIO	258 SQ. FT.
EXISTING CONCRETE	293 SQ. FT.
TOTAL IMPERVIOUS SURFACE OUTSIDE R.W.	3,852 SQ. FT.
PERCENT IMPERVIOUS	9.8%

IMPERVIOUS SURFACE CALCULATIONS
PARCEL 2 EXISTING - PID NO. 15-30-22-12-0017

TOTAL LOT AREA	79,502 SQ. FT.
EXISTING HOUSE AND GARAGE	1,876 SQ. FT.
EXISTING SHED	231 SQ. FT.
EXISTING GRAVEL DRIVEWAY	4,392 SQ. FT.
EXISTING DECK	962 SQ. FT.
EXISTING CONCRETE	821 SQ. FT.
TOTAL IMPERVIOUS SURFACE OUTSIDE R.W.	8,282 SQ. FT.
PERCENT IMPERVIOUS	10.4%

IMPERVIOUS SURFACE CALCULATIONS
PARCEL B PROPOSED

TOTAL LOT AREA	60,564 SQ. FT.
EXISTING HOUSE AND GARAGE	1,876 SQ. FT.
EXISTING SHED	231 SQ. FT.
EXISTING GRAVEL DRIVEWAY	4,392 SQ. FT.
EXISTING DECK	962 SQ. FT.
EXISTING CONCRETE	821 SQ. FT.
TOTAL IMPERVIOUS SURFACE	8,282 SQ. FT.
PERCENT IMPERVIOUS	13.7%

Proposed Lot Line

Current Lot Line

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 S. Hanson
DANIEL S. HANSON
Date: 04/17/2024 License No. 52140

DRAWN BY:	RAF	JOB NO:	24.0324BS	DATE:	04/17/2024
CHECK BY:	DSH	FIELD CREW:	RW/JR		
NO.	DATE	DESCRIPTION			
1					
2					
3					

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
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