

# SITE PLAN

LAKE AND LAND SURVEYING, INC.

1200 Centre Pointe Curve, Suite 375

Mendota Heights, Minnesota 55120

Phone: 651-776-6211

## AREAS:

LOT AREA: SOUTH PARCEL: 16,420 SQ. FT. OR 0.38 ACRES

LOT AREA: NORTH PARCEL: 1604 SQ. FT. OR 0.04 ACRES

## Made For:

Mr. Trevor Howat  
2241 Buffalo Sreet  
White Bear Township 55110

BASIS OF BEARINGS: RAMSEY COUNTY  
NAD83 COORDINATES (1986 ADJ.)

## IMPERVIOUS SURFACE

EXISTING GARAGE: 445 SQ. FT.  
EXISTING SHED: 291 SQ. FT.  
EXISTING SHED: 124 SQ. FT.  
CONC. WALK AND REAR PATIO: 623 SQ. FT.  
EXISTING BRICK WALK: 184 SQ. FT.  
EXISTING HOUSE: 1275 SQ. FT.  
EXISTING FRONT PATIO: 279 SQ. FT.  
EXISTING FRONT CONC. WALK: 178 SQ. FT.  
TOTAL IMPERVIOUS SURFACE:  
445+291+124+623+184+1275+279+178=3399 SQ. FT.  
PERCENT IMPERVIOUS SURFACE:  
3399/16420 X 100= 21%

## PROPOSED IMPERVIOUS SURFACE

EXISTING GARAGE: 445 SQ. FT.  
EXISTING SHED: 291 SQ. FT.  
EXISTING SHED: 124 SQ. FT.  
CONC. WALK AND REAR PATIO: 623 SQ. FT.  
EXISTING BRICK WALK: 184 SQ. FT.  
EXISTING HOUSE: 1275 SQ. FT.  
EXISTING FRONT PATIO: 279 SQ. FT.  
EXISTING FRONT CONC. WALK: 178 SQ. FT.  
PROPOSED GARAGE: 960 SQ. FT.  
TOTAL PROPOSED IMPERVIOUS SURFACE:  
124+623+184+1275+279+178+960=3623 SQ. FT.

PERCENT PROPOSED IMPERVIOUS SURFACE:  
3623/16,420 X 100= 22%

## Legal Description:

(Certificate of Title No. 655628)

The Westerly 12.5 feet of the Easterly 25 feet, front and rear, of Lot 6;

Lots 20 and 21, and those parts of the North 10 feet of adjoining Buffalo Street, vacated, and of the South half of the adjoining East-West alley, vacated, which lie between the extensions across said street and alley of the West line of said Lot 20 and the East line of said Lot 21;

That part of Lot 28, lying east of the extension North across said lot of the West line of Lot 20 and that part of the adjoining East-West alley, vacated, lying North of the center line thereof and between the extensions across said alley of said West line of Lot 20 and the center line of the North-South alley adjoining the East line of said Lot 28;

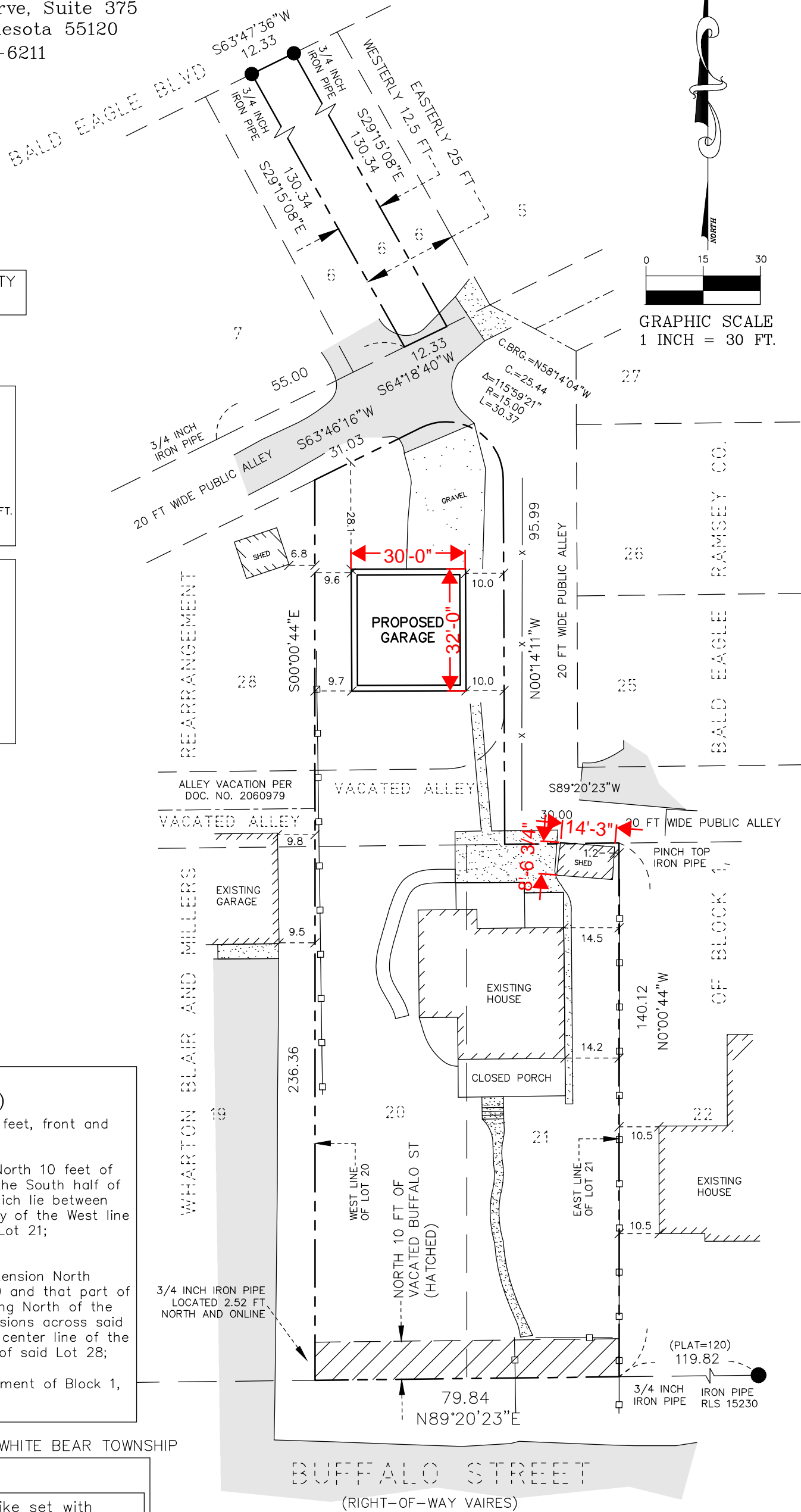
all in Wharton, Blair and Miller's Rearrangement of Block 1, Bald Eagle, Ramsey Co.

SITE ADDRESS: 2241 BUFFALO STREET, WHITE BEAR TOWNSHIP

## LEGEND

- Denotes 12 Inch Common Spike set with washer stamped RLS 60424 or as noted.
- Denotes Iron Monument found size, type, & R.L.S. as noted.
- ⦿ Denotes Power Pole
- OHW — Denotes Underground Electric
- ▨ Denotes Concrete Surface
- ▩ Denotes Bituminous Surface

LAKE & LAND SURVEYING. JOB NO. 2025.026 RP



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

*Ryan M. Peterson*

April 18, 2025

Ryan M. Peterson  
Registered Land Surveyor  
Minnesota Registration No. 60424