

DESCRIPTION OF PROPERTY SURVEYED

Lots 3 and 4, Block 1, Weeks Addition, according to the record plat thereof, Ramsey County, MN.

STANDARD NOTES

- 1) **Site Address:** 1622 and 1624 Lake Johanna Boulevard, Arden Hills, Minnesota 55112.
- 2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- 3) **Flood Zone Information:** X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods, per Flood Insurance Rate Map, Community Panel No. 27123C0016G, effective date of 6/4/2010).
- 4) **Parcel Area Information:**
- | | |
|--------------------------|----------------|
| Lot 3 Area - 4,415 s.f.± | ~ 0.101 acres± |
| Lot 4 Area - 3,957 s.f.± | ~ 0.091 acres± |
| Total Area - 8,372 s.f.± | ~ 0.192 acres± |
- *We do not affirmatively insure the quantity of acreage set forth in the description
- 5) **Benchmark:** Elevations are based on MN/DOT Geodetic Station Name: FAD which has an elevation of: 876.71 feet (NAVD88). Contours were derived from a combination of field observations.
- 6) **Zoning Information:** The current Zoning for the subject property is R-1 (Single Family Residential District) per the City of Arden Hills's zoning map dated April 24, 2024. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks -

Street(s): 40 feet (Lake Johanna Blvd)
Side: 10 feet for principle, 25 feet total, 10 feet for accessory
Rear: 30 feet for principle, 10 feet for accessory
Lake: 50 feet (From Ordinary High Water Line)
Height: 35 feet
Hardcover: 35 percent of lot area, 25 percent of coverage by structure.

*Current property is non-conforming.

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

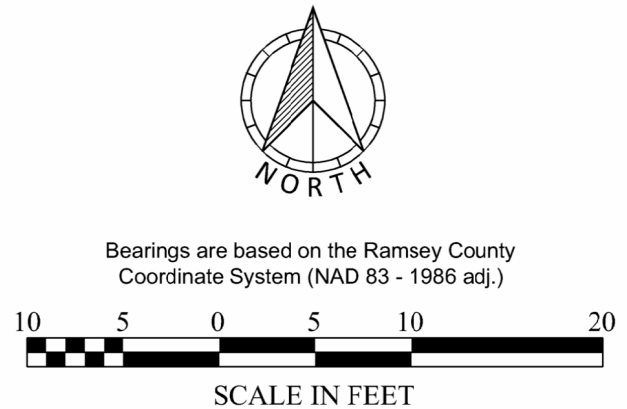
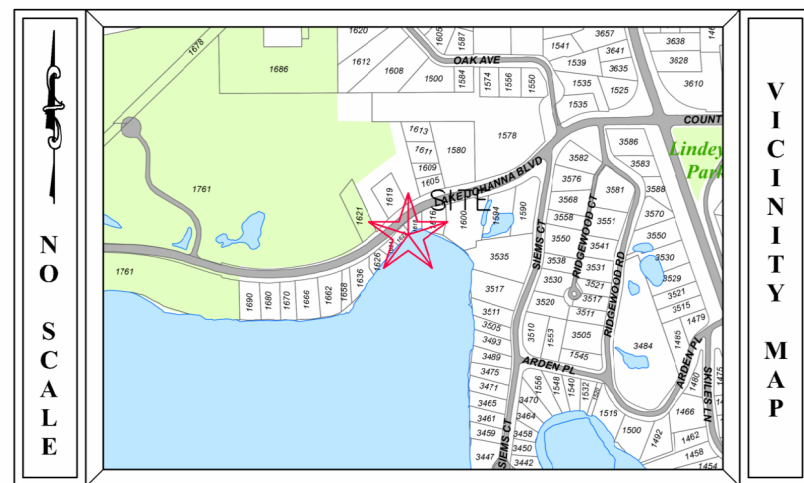
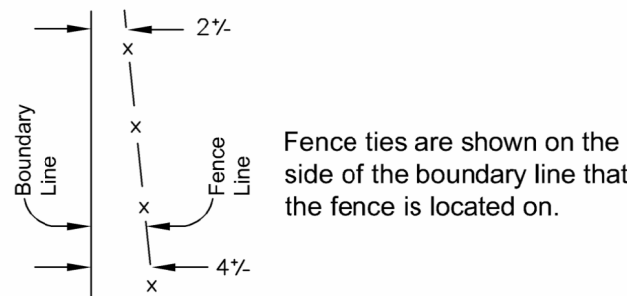
- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

Existing Elevations

Existing Garage Floor Elevation	= 882.4
Existing First Floor Elevation	= 883.0

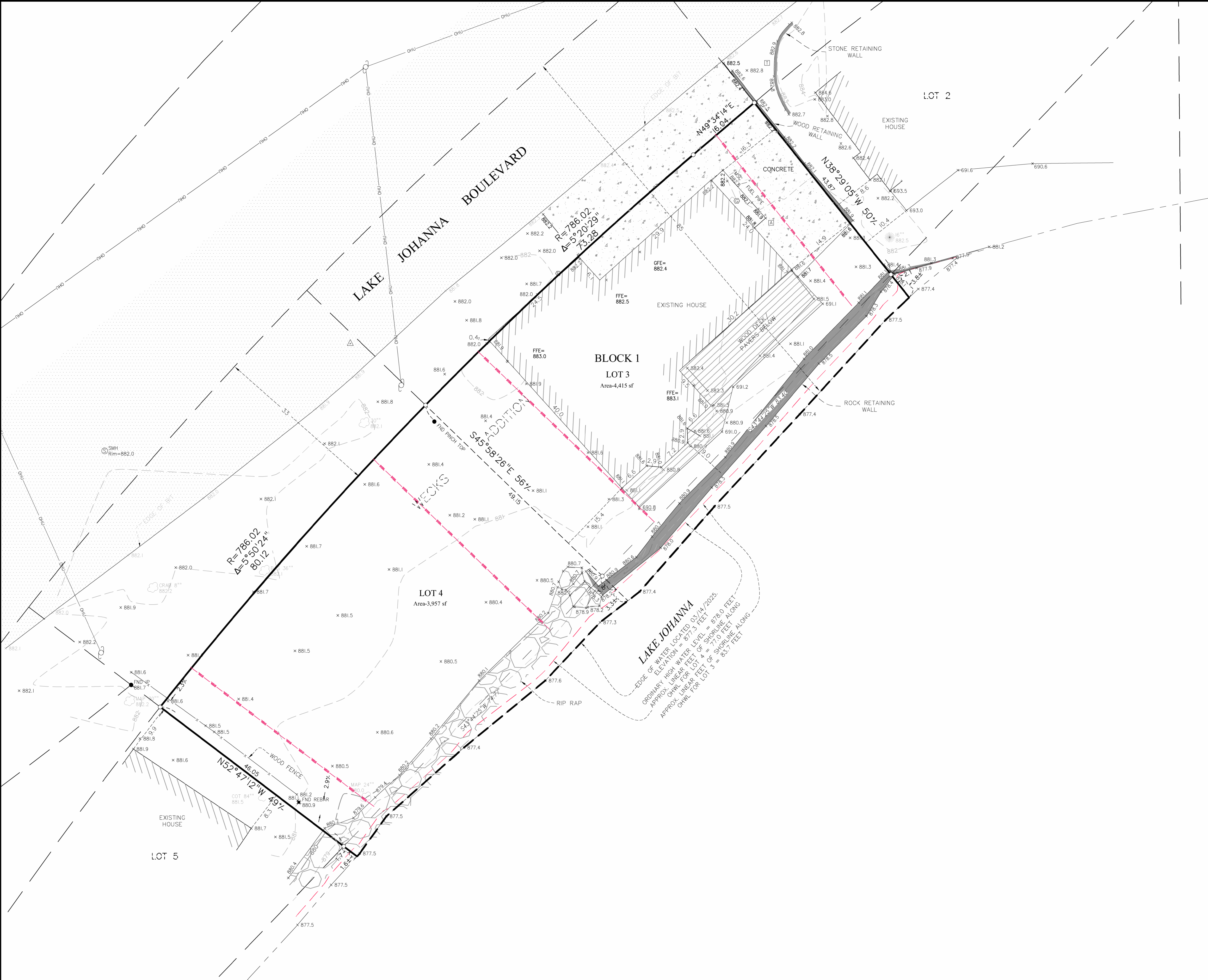
Existing Hardcover

Lot Area	= 8,372 S.F.
House Area	= 1,716 S.F.
Driveway Area	= 647 S.F.
Deck Area	= 402 S.F.
Ret. Wall Area	= 166 S.F.
Total Area	= 2,931 S.F.
Coverage	= 35.01 %



SURVEY LEGEND

- | | | |
|--|---|--|
| ● CAST IRON MONUMENT
● IRON PIPE MONUMENT SET
● DRILL HOLE FOUND
X CHISELED "X" MONUMENT SET
X CHISELED "X" MONUMENT FOUND
▲ PK NAIL MONUMENT FOUND
▲ PK NAIL W/ ALUMINUM DISC
△ SURVEY CONTROL POINT
□ A/C UNIT
□ CABLE TV PEDESTAL
□ ELECTRIC TRANSFORMER
□ ELECTRIC MANHOLE
□ ELECTRIC METER
□ ELECTRIC OUTLET
□ YARD LIGHT
□ LIGHT POLE
□ FIBER OPTIC MANHOLE
□ FIRE DEPT. HOOK UP
□ FLAG POLE
□ FUEL PUMP
□ PROPANE TANK
□ GAS METER
□ GAS VALVE
□ GAS MANHOLE
□ GENERATOR
□ GUARD POST
□ HAND HOLE
□ MAIL BOX | ⊕ PIEZOMETER
⊕ POWER POLE
⊕ GUY WIRE
⊕ ROOF DRAIN
⊕ LIFT STATION
⊕ SANITARY MANHOLE
⊕ SANITARY CLEANOUT
⊕ STORM MANHOLE
⊕ STORM DRAIN
⊕ CATCH BASIN
⊕ FLARED END SECTION
⊕ TREE CONIFEROUS
⊕ TREE DECIDUOUS
⊕ TREE CONIFEROUS REMOVED
⊕ TREE DECIDUOUS REMOVED
⊕ TELEPHONE MANHOLE
⊕ TELEPHONE PEDESTAL
⊕ UTILITY MANHOLE
⊕ UTILITY PEDESTAL
⊕ UTILITY VAULT
⊕ WATERMAIN MANHOLE
⊕ WATER METER
⊕ WATER SPIGOT
⊕ WELL
⊕ MONITORING WELL
⊕ CURB STOP
⊕ GATE VALVE
⊕ HYDRANT
⊕ IRRIGATION VALVE
⊕ POST INDICATOR VALVE
⊕ SIGN
⊕ SOIL BORING | WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
TOF TOP OF FOUNDATION ELEV.
LOE LOWEST OPENING ELEV.
CONCRETE
BITUMINOUS
BUILDING SETBACK LINE
CABLE TV
CONCRETE CURB
CONTOUR EXISTING
CONTOUR PROPOSED
GUARD RAIL
DRAIN TILE
ELECTRIC UNDERGROUND
ELECTRIC EXISTING
FENCE
FIBER OPTIC UNDERGROUND
GAS UNDERGROUND
OVERHEAD UTILITY
TREE LINE
SANITARY SEWER
STORM SEWER
TELEPHONE UNDERGROUND
RETAINING WALL
UTILITY UNDERGROUND
WATERMAIN
TRAFFIC SIGNAL
RAILROAD TRACKS
RAILROAD SIGNAL
RAILROAD SWITCH
SATELLITE DISH
WETLAND BUFFER SIGN |
|--|---|--|



FIELD CREW	NO.	BY	DATE	REVISION
DM, SO				
DRAWN				
EMW				
CHECKED				
DLS				
DATE				
3/12/2025				

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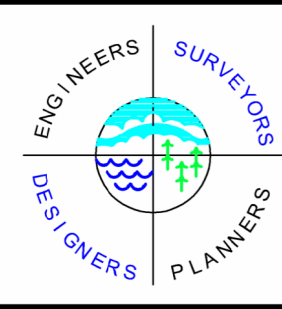
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 18th day of March, 2025.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147



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TWP:30-RGE.23-SEC.33
Ramsey County

**ARDEN HILLS,
MINNESOTA**

CERTIFICATE OF SURVEY

PREPARED FOR:
HIGHMARK BUILDERS

FILE NO.
35750-008

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