

CERTIFICATE OF SURVEY

~for~ **DAN ASHBACH**
~of~ **1580 OAK AVENUE**
ARDEN HILLS, MN

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 52140
- DENOTES CATCH BASIN
- ▣ DENOTES ELECTRICAL BOX
- ▤ DENOTES FIBER OPTIC BOX
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES GUY WIRE
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES STORM SEWER APRON
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES WATER VALVE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES FENCE
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES EXISTING STORM SEWER
- ⊙ DENOTES OVERHEAD UTILITY
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES PAVER SURFACE

EXISTING PARCEL A IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 16,452 SQ. FT.
EXISTING HOUSE 2,469 SQ. FT.
EXISTING DECK 291 SQ. FT.
EXISTING PAVERS 1,080 SQ. FT.
EXISTING BITUMINOUS DRIVE 1,317 SQ. FT.
EXISTING CONCRETE 175 SQ. FT.
TOTAL IMPERVIOUS SURFACE 5,041 SQ. FT.
PERCENT IMPERVIOUS 30.6%

PROPOSED PARCEL A IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 60,290 SQ. FT.
EXISTING HOUSE 2,469 SQ. FT.
EXISTING DECK 291 SQ. FT.
EXISTING PAVERS 1,080 SQ. FT.
EXISTING BITUMINOUS DRIVE 1,317 SQ. FT.
EXISTING CONCRETE 175 SQ. FT.
TOTAL IMPERVIOUS SURFACE 5,041 SQ. FT.
PERCENT IMPERVIOUS 8.4%

EXISTING PARCEL C IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 216,788 SQ. FT.
EXISTING HOUSE 99 SQ. FT.
EXISTING LARGE SHED 780 SQ. FT.
EXISTING CONCRETE 207 SQ. FT.
EXISTING DECKS & LEAN TO 290 SQ. FT.
EXISTING BITUMINOUS DRIVEWAY 12,390 SQ. FT.
TOTAL IMPERVIOUS SURFACE 13,774 SQ. FT.
PERCENT IMPERVIOUS 6.4%

PROPOSED PARCEL C IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 120,415 SQ. FT.
TOTAL IMPERVIOUS SURFACE 0 SQ. FT.
PERCENT IMPERVIOUS 0%

EXISTING PARCEL B IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 65,481 SQ. FT.
EXISTING HOUSE 3,455 SQ. FT.
EXISTING SMALL SHEDS 156 SQ. FT.
EXISTING CONCRETE AND POOL 3,643 SQ. FT.
EXISTING PAVERS 135 SQ. FT.
EXISTING DECKS & LEAN TO 815 SQ. FT.
EXISTING GAZEBO OUTSIDE OF CONCRETE 54 SQ. FT.
EXISTING BITUMINOUS DRIVEWAY 1,949 SQ. FT.
TOTAL IMPERVIOUS SURFACE 10,207 SQ. FT.
PERCENT IMPERVIOUS 15.6%

PROPOSED PARCEL B IMPERVIOUS SURFACE CALCULATIONS

TOTAL LOT AREA 118,016 SQ. FT.
EXISTING HOUSE 3,554 SQ. FT.
EXISTING LARGE SHED 780 SQ. FT.
EXISTING SMALL SHEDS 156 SQ. FT.
EXISTING CONCRETE AND POOL 3,850 SQ. FT.
EXISTING PAVERS 135 SQ. FT.
EXISTING DECKS & LEAN TO 1,105 SQ. FT.
EXISTING GAZEBO OUTSIDE OF CONCRETE 54 SQ. FT.
EXISTING BITUMINOUS DRIVEWAY 14,348 SQ. FT.
TOTAL IMPERVIOUS SURFACE 23,981 SQ. FT.
PERCENT IMPERVIOUS 20.3%

BENCHMARK

BENCHMARK: RAMSEY COUNTY BENCHMARK
9088- ELEVATION=881.96 NAVD 88

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

PARCEL A EXISTING LEGAL DESCRIPTION: 33-30-23-11-0035

PER CERTIFICATE OF TITLE NO. 639380

The Easterly 150 feet of the Northerly 112.5 feet of Lot 3, Block 5, SHADY OAKS ADDITION, as measured along the North and Easterly lines of said Lot 3.

PARCEL A PROPOSED LEGAL DESCRIPTION:

The Easterly 150 feet of the Northerly 112.5 feet of Lot 3, Block 5, SHADY OAKS ADDITION, as measured along the North and Easterly lines of said Lot 3.

AND

The West 292.25 feet of the East 525 feet of the South 150 feet of the Southeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota.

PARCEL B EXISTING LEGAL DESCRIPTION: 33-30-23-11-0001

PER TRUSTEE'S DEED Doc. No. A04898799

Lot 4, Block 5, SHADY OAKS ADDITION, Ramsey County, Minnesota.

PARCEL B PROPOSED LEGAL DESCRIPTION:

Lot 4, Block 5, SHADY OAKS ADDITION, and the West 30.0 feet of Lot 3, Block 5, SHADY OAKS ADDITION, Ramsey County, Minnesota

AND

The East 232.75 feet of the South 150 feet of the Southeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota.

PARCEL C EXISTING LEGAL DESCRIPTION: 34-30-23-22-0001

PER DEED OF DISTRIBUTION Doc. No. A04599794

Lot 5, Block 5, SHADY OAKS ADDITION, EXCEPT the north 150 feet lying East of the West 30 feet subject to easement over the West 30 feet of the North 420 feet thereof.

AND

The East 525 feet of the South 150 feet of the Southeast Quarter of Section 28, Township 30, Range 23, Ramsey County, Minnesota.

PARCEL C PROPOSED LEGAL DESCRIPTION:

Lot 5, Block 5, SHADY OAKS ADDITION, Ramsey County, Minnesota, EXCEPT the West 30.0 feet and EXCEPT the North 150 feet thereof.

- Field survey was completed by E.G. Rud and Sons, Inc. on 09/30/2025.
- Bearings shown are on the Ramsey County Coordinate System.
- Parcel ID Number: 33-30-23-11-0001, 34-30-23-22-0001 & 33-30-23-11-0035.
- The description for Parcel ID Number 33-30-23-11-0001 has been modified in proposed Parcel B descriptions to eliminate the setback issue along the east side of the house.
- 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.

- Parcel A original: 16,452 SF + Added from Parcel C = 43,838 SF
- Parcel A Total after Boundary line agreement = 60,290 SF
- Parcel B original: 65,481 SF + Added from Parcel C = 52,535 SF
- Parcel B Total after Boundary line agreement = 118,016 SF
- Parcel C original: 216,788 SF - Transferred to Parcel B = 96,373 SF
- Parcel C Total after Boundary line agreement = 120,415 SF



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