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Existing Certs

609968

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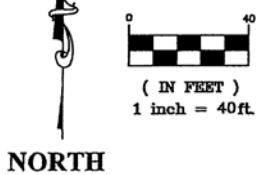
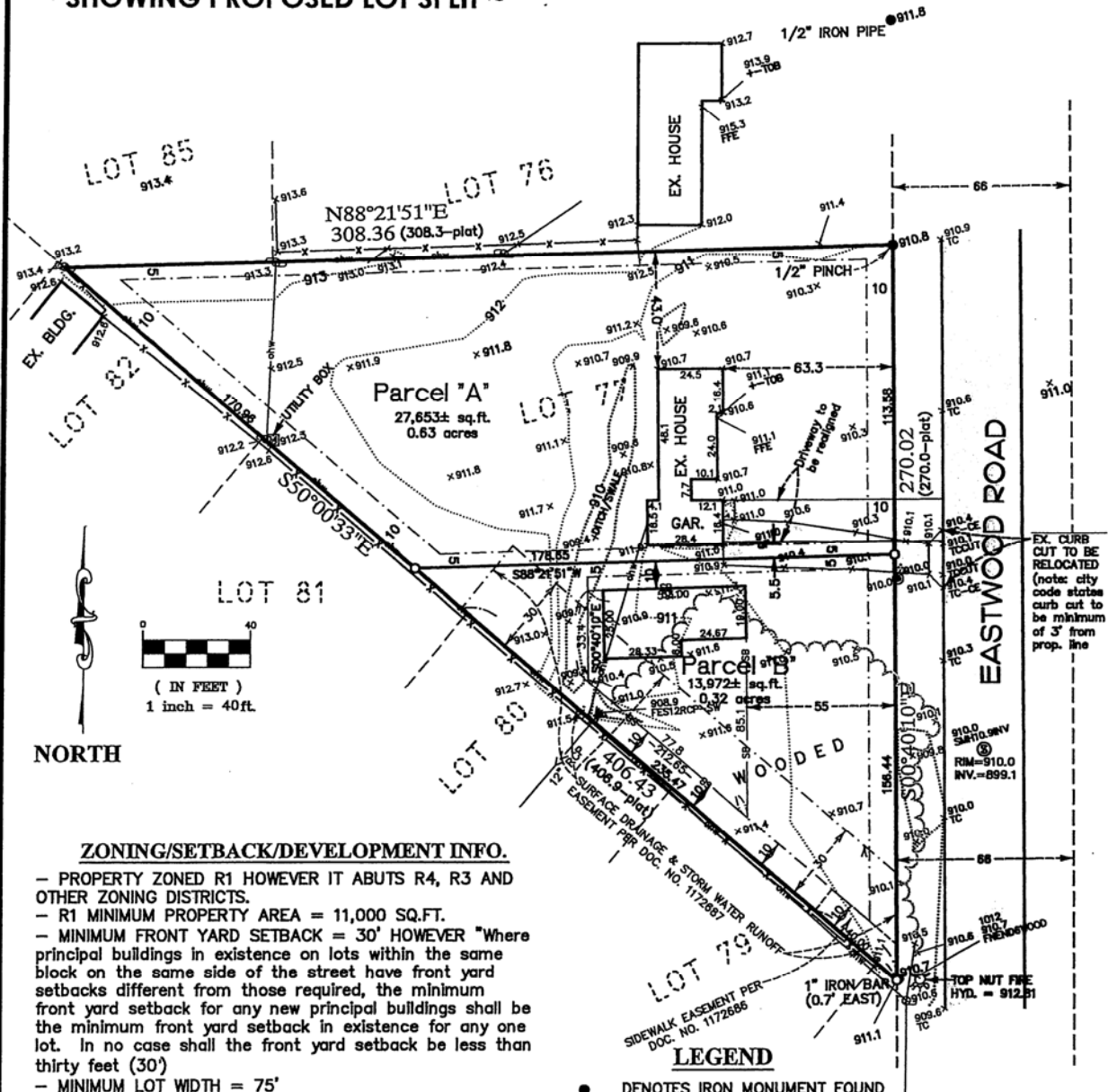
CERTIFICATE OF SURVEY (SHEET 1 OF 2 SHEETS)

P.I.D.#06-30-23-44-0050

PROPERTY ADDRESS: #7800 EASTWOOD ROAD, MOUNDS VIEW, MN

FOR: Kayak Remodeling and Redevelopment, Inc.

~ SHOWING PROPOSED LOT SPLIT ~



ZONING/SETBACK/DEVELOPMENT INFO.

- PROPERTY ZONED R1 HOWEVER IT ABUTS R4, R3 AND OTHER ZONING DISTRICTS.
- R1 MINIMUM PROPERTY AREA = 11,000 SQ.FT.
- MINIMUM FRONT YARD SETBACK = 30' HOWEVER "Where principal buildings in existence on lots within the same block on the same side of the street have front yard setbacks different from those required, the minimum front yard setback for any new principal buildings shall be the minimum front yard setback in existence for any one lot. In no case shall the front yard setback be less than thirty feet (30)"
- MINIMUM LOT WIDTH = 75'

BENCHMARK

BASIS FOR ELEVATION: NAVD 88 (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK)

BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

EXISTING PROPERTY DESCRIPTION

Lot 77, SPRING LAKE PARK HILL VIEW, Ramsey County, Minnesota.

Per title commitment ORTE743030 dated 02/22/16.

NOTES

- NOTE: BOUNDARY SHOWN SUBJECT TO REVISION.
- CITY TO VERIFY ALL BUILDINGS ELEVATIONS AND SETBACKS.
- Bearing's shown are on assumed datum.
- Field survey conducted on 12/22/15.
- Curb shots taken at top and back of curb.

LEGEND

- DENOTES IRON MONUMENT FOUND
- x— DENOTES EXISTING FENCE
- x1011.2 DENOTES EXISTING ELEVATION.
- ▨ DENOTES CONCRETE
- ▩ DENOTES BITUMINOUS
- SB— DENOTES BUILDING SETBACK LINE (TO BE VERIFIED & APPROVED BY CITY)
- ⊕ DENOTES UTILITY POLE rev. 04/25/16, 10' ease. SW par. B
- DENOTES UTILITY BOX rev. 04/04/16, title, easements
- ⊗ DENOTES FIRE HYDRANT rev. 02/22/16, road name
- ohw— DENOTES OVERHEAD WIRE rev. 02/11/16, city comments
- rev. 02/09/16, city comments

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.

Eric R. Vickaryous
ERIC R. VICKARYOUS

Date: Jan. 27th, 2016 Reg. No. 44125

ACRE LAND SURVEYING
Serving Twin Cities Metro
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763-458-2997 acrelandsurvey@gmail.com

JOB #15600

CERTIFICATE OF SURVEY (SHEET 2 OF 2 SHEETS)

PROPERTY ADDRESS: #7800 EASTWOOD ROAD, MOUNDS VIEW, MN

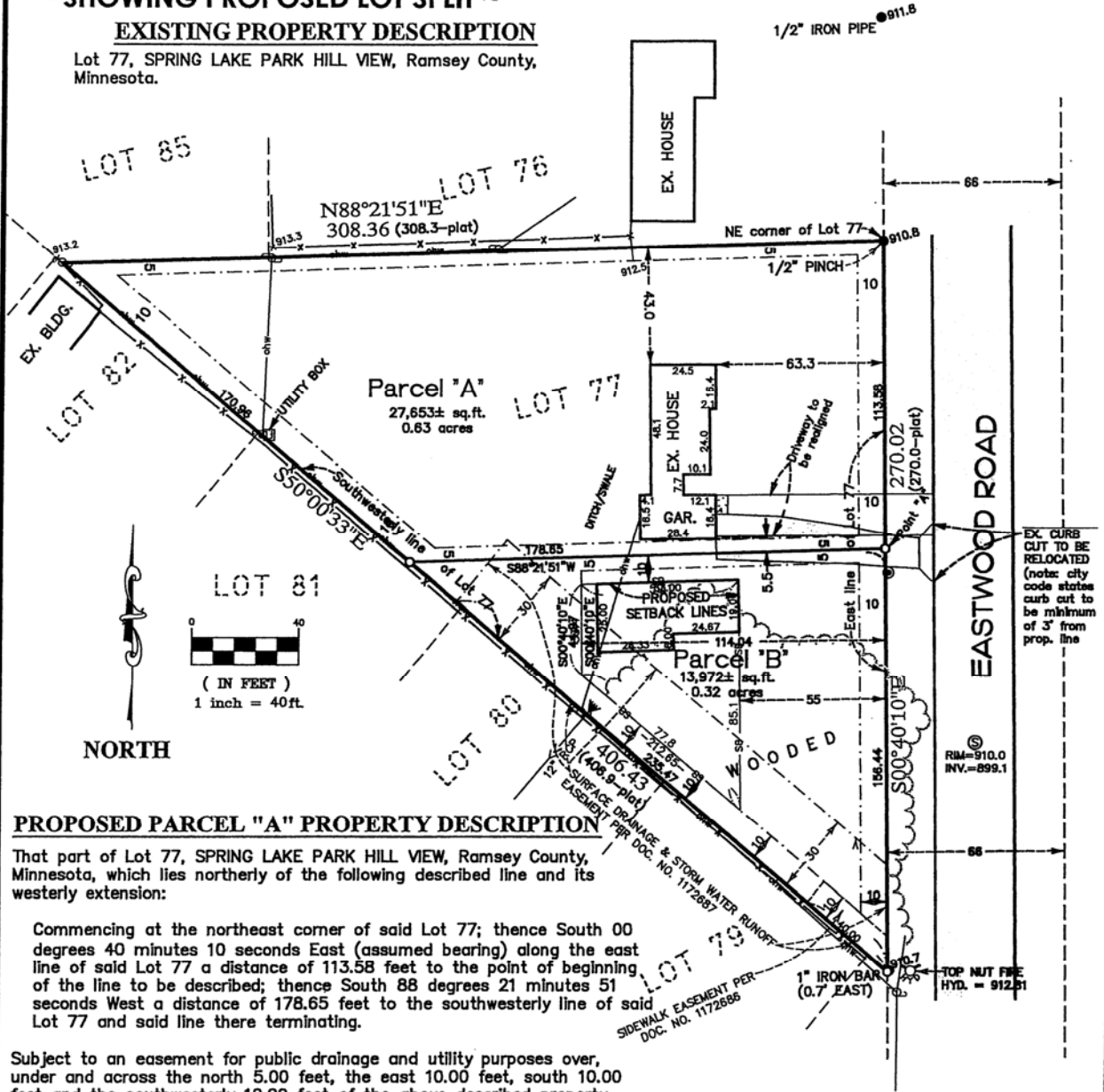
FOR: Kayak Remodeling and Redevelopment, Inc.

P.I.D.#06-30-23-44-0050

~ SHOWING PROPOSED LOT SPLIT ~

EXISTING PROPERTY DESCRIPTION

Lot 77, SPRING LAKE PARK HILL VIEW, Ramsey County, Minnesota.



PROPOSED PARCEL "A" PROPERTY DESCRIPTION

That part of Lot 77, SPRING LAKE PARK HILL VIEW, Ramsey County, Minnesota, which lies northerly of the following described line and its westerly extension:

Commencing at the northeast corner of said Lot 77; thence South 00 degrees 40 minutes 10 seconds East (assumed bearing) along the east line of said Lot 77 a distance of 113.58 feet to the point of beginning of the line to be described; thence South 88 degrees 21 minutes 51 seconds West a distance of 178.65 feet to the southwesterly line of said Lot 77 and said line there terminating.

Subject to an easement for public drainage and utility purposes over, under and across the north 5.00 feet, the east 10.00 feet and the southwesterly 10.00 feet of the above described property.

PROPOSED PARCEL "B" PROPERTY DESCRIPTION

That part of Lot 77, SPRING LAKE PARK HILL VIEW, Ramsey County, Minnesota, which lies southerly of the following described line:

Commencing at the northeast corner of said Lot 77; thence South 00 degrees 40 minutes 10 seconds East (assumed bearing) along the east line of said Lot 77 a distance of 113.58 feet to the point of beginning of the line to be described, said point to be hereinafter referred to as "Point A"; thence South 88 degrees 21 minutes 51 seconds West a distance of 178.65 feet to the southwesterly line of said Lot 77 and said line there terminating.

Subject to an easement for public drainage and utility purposes over, under and across the north 5.00 feet, the east 10.00 feet, and the southwesterly 10.00 feet of the above described property. And subject to an easement for drainage and utility purposes over, under and across that part of the above described property which lies westerly of east 114.04 feet thereof.

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.

ERIC R. VICKARYOUS

Date: Jan. 27th, 2016 Reg. No. 44125

rev. 04/25/16, 10' easement SW parcel B
 rev. 04/04/16, title, easements
 rev. 02/22/16, road name
 rev. 02/11/16, city comments
 rev. 02/09/16, city comments

JOB #15600

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