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Certified, filed and/or recorded on
Jan 13, 2017 9:12 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles
Christopher A. Samuel, County Auditor and Treasurer

Deputy 708

Pkg ID 1169993C

Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs

597883

The Gregory Group
d.b.a.
LOT SURVEYS COMPANY, INC.
Established in 1962
LAND SURVEYORS
REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Fax No. 560-3522
Surveyors Certificate

INVOICE NO. 83753
F.B.NO. 1075-35
SCALE: 1" = 40'

● Denotes Found Iron Monument
○ Denotes Iron Monument

Basis for bearings is assumed

EXISTING CONDITIONS AND LOT SPLIT SURVEY FOR:

JASON BERGIN

Property located in Section 35, Township 30, Range 22, Ramsey County, Minnesota.

Property Address: 1880 Orchard Lane, White Bear Lake, MN 55110

Property Zoned R-3 Single Family Residential

Building Setback Requirements:
Front - 30 feet
Side - 10 feet
Rear - 30 feet

Minimum Lot Area - 10,500 sq.ft
Minimum Lot Width - 80 feet
Maximum Building Height - 35 feet

Utility Easement Description:

The West 16.00 of the West 80.00 feet of the North 460 feet of Lot 23, ELMWOOD GARDEN FARMS NO. 2, Ramsey County, Minnesota.

Proposed Legal Descriptions:

Parcel A: (39114 sq.ft)
The North 460 feet of Lot 23, ELMWOOD GARDEN FARMS NO. 2, Ramsey County, Minnesota, except West 80.00 feet thereof.
Subject to easements or restrictions of record, if any.

Parcel B: (36800 sq.ft)
The West 80.00 feet of the North 460 feet of Lot 23, ELMWOOD GARDEN FARMS NO. 2, Ramsey County, Minnesota.
Subject to easements or restrictions of record, if any.

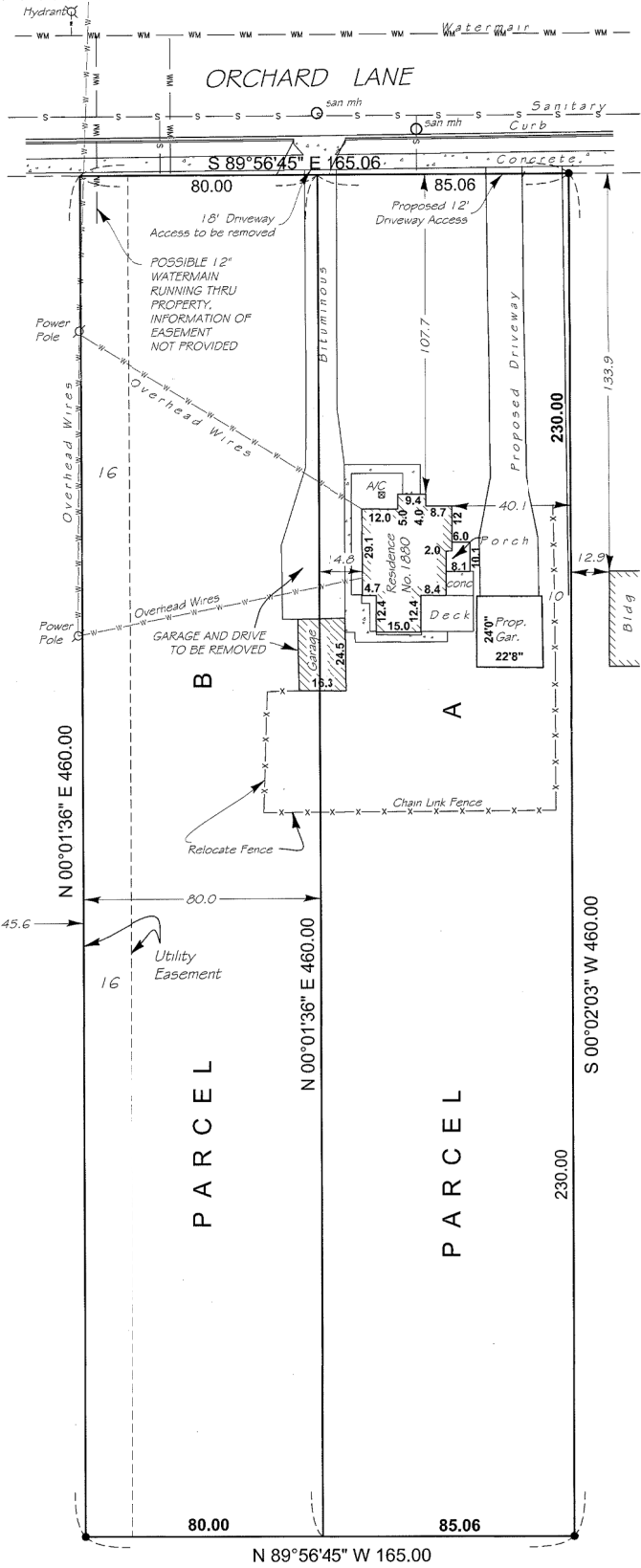
Existing Legal Description:

The North 460 feet of Lot 23, ELMWOOD GARDEN FARMS NO. 2, Ramsey County, Minnesota.

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, 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
Surveyed this 26th day of June 2014.

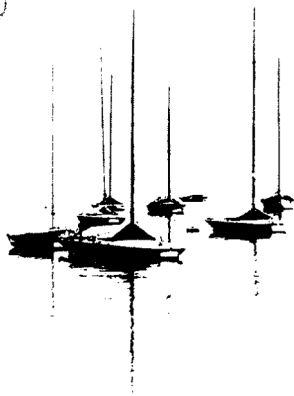
Signer *Gregory R. Prascy*
Gregory R. Prascy Minn. Reg. No. 24992



Rev. 2-19-2015 Parcel dimensions & legals	Drawn By 278
3-9-2015 city comments	
4-20-15 lot division line	File Name
2-2-2016 lot division line	Egf-23-fb107535inv83753.dwg

2-9-16 prop easement , 11-7-16 recorded easement

①



City of White Bear Lake

4701 Highway 61 • White Bear Lake, Minnesota 55110
Phone (651) 429-8526 • Fax (651) 429-8500
www.whitebearlake.org

January 11, 2017

Jason Bergin
1880 Orchard Lane
White Bear Lake, MN 55110


RE: Lot Split – City Land Use Case No. 15-2-LS

Dear Mr. Bergin,

This letter is to confirm that the revisions which were made to the survey after the City Council approval are minor enough to be approved administratively, and that the revised lot split survey dated November 11, 2016 has been approved by the City. Please note that the 16-foot wide utility easement dated January 11, 2017 must be recorded with the revised lot split survey. Also, please note that once the documents are recorded, proof of recording must be submitted to the City.

It has been a pleasure working with you on this project. If you have any questions, or if there's anything else I can do to assist you with the finalization of this lot split, I can be reached either by email at scrosby@whitebearlake.org or by phone at 651-429-8534.

Sincerely,


Samantha Crosby
Associate Planner