



Doc No **T02614995**

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May 31, 2018 11:08 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Susan R Roth, Registrar of Titles

Christopher A. Samuel, County Auditor and Treasurer

Deputy 713

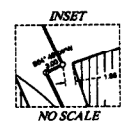
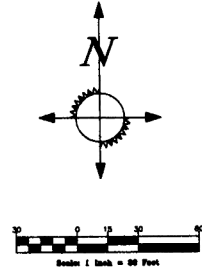
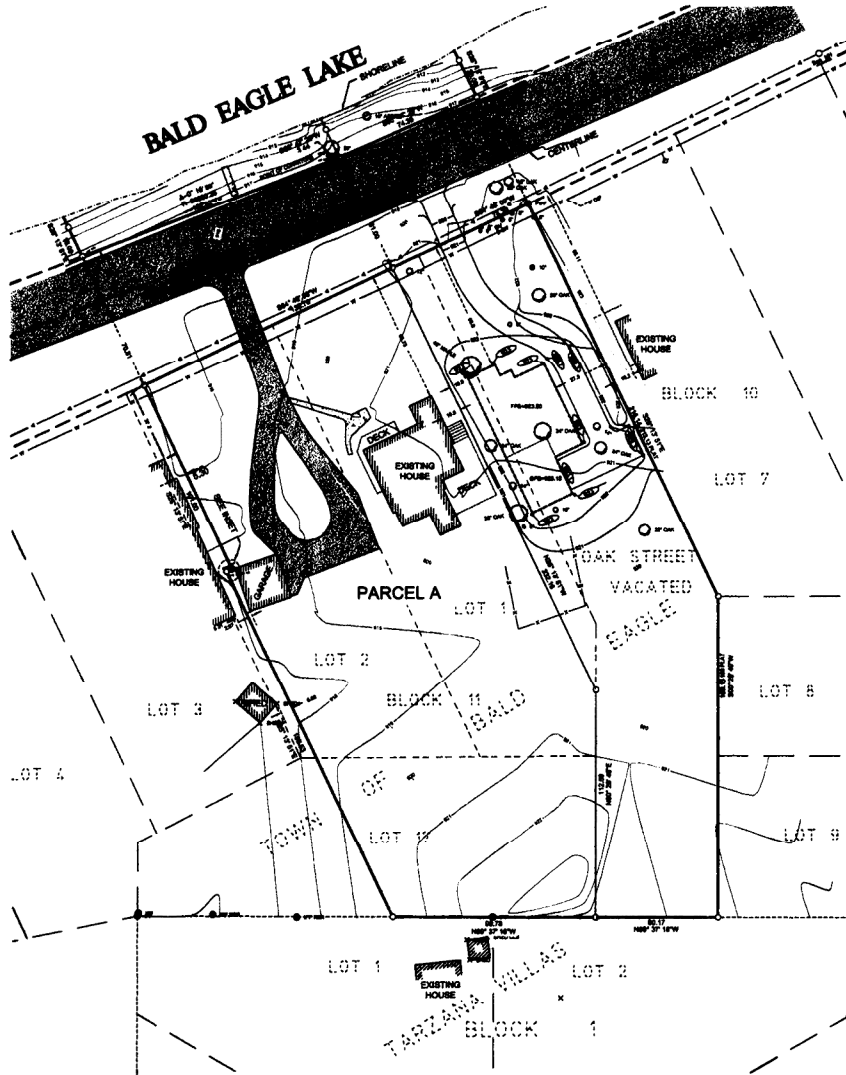
Pkg ID 1248305C

Document Recording Fee Torrens \$46.00

Document Total \$46.00

Existing Certs
277888

277888



LEGEND:
 ● Denotes iron monument found
 ○ Denotes iron monument set #21292

ZONING:
 TYPE
 R-1 Suburban Residential
 SETBACKS
 Front=20 feet
 Rear=20 feet
 Side=10 feet
 MINIMUM LOT SIZE
 12,000 S.F. with Utilites=60 feet frontage
 MINIMUM HOUSE SIZE
 900 S.F.

AREA CALCULATIONS:
PARCEL A
 Total Area=41553 S.F. (0.95 acre)
 COVERAGES
 House=3483 S.F.
 Garage=670 S.F.
 Paved Area=3055 S.F.
 Impervious=(24634+475+3055)/41553*100=148
PARCEL B
 Total Area=24819 S.F. (0.57 acre)
 COVERAGES
 House=3760 S.F.
 Paved Area=2184 S.F.
 Impervious=(2242+2184)/24819*100=188

EXISTING LEGAL DESCRIPTION:
 Lots one (1), two (2) and seventeen (17) in Block eleven (11), also all of Oak Street vacated and lying between Blocks ten (10) and eleven (11) except the Southerly three hundred ten (310) feet thereof, in the Town of Bald Eagle, and also except those parts of Lots two (2) and seventeen (17) lying Southerly of a line drawn as follows: Commencing at a point on the Northerly line of said Lot two (2) distant ten (10) feet Easterly from the Northwesterly corner of said Lot two (2), thence Southerly on a line parallel to the Southwesterly line of said Lot two (2) a distance of one hundred and one (101) feet, thence Westerly on a line parallel to the Northerly line of said Lot two (2) a distance of (3) feet, thence Southerly on a line parallel to the Southwesterly line of said Lot two (2) a distance of one hundred and one (101) feet, thence Westerly on a line parallel to the Northerly line of said Lot two (2) a distance of (3) feet, thence Southerly on a line parallel to the Southwesterly line of said Lot two (2) and the prolongation thereof to the point of intersection of said line with the South line of Lot seventeen (17) and there terminating, according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County.

PARCEL A:
 The Southwesterly 85.7 feet of Lot one (1), Lot two (2), and Lot seventeen (17) in Block eleven (11) in the Town of Bald Eagle, except those parts of Lots two (2) and seventeen (17) lying Southerly of a line drawn as follows: Commencing at a point on the Northerly line of said Lot two (2) distant ten (10) feet Easterly from the Northwesterly corner of said Lot two (2), thence Southerly on a line parallel to the Southwesterly line of said Lot two (2) a distance of one hundred and one (101) feet, thence Westerly on a line parallel to the Northerly line of said Lot two (2) a distance of (3) feet, thence Southerly on a line parallel to the Southwesterly line of said Lot two (2) and the prolongation thereof to the point of intersection of said line with the South line of Lot seventeen (17) and there terminating, according to the plat of Town of Bald Eagle, Ramsey County, Minnesota.

PARCEL B:
 The Northwesterly 14.3 feet of Lot one (1), and all of Oak Street vacated and lying between Blocks ten (10) and eleven (11) except the Southerly three hundred ten (310) feet thereof, in the Town of Bald Eagle, Ramsey County, Minnesota.

Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

TOWN OF WHITE BEAR
 BY [Signature]
 TOWN CLERK

1440 Joseph B. Sibley Blvd 2ND Suite 1000, St. Paul, MN 55108 Phone: 651-781-1112 Fax: 651-781-0203 Email: info@map.com	
I hereby certify that this plat was filed in accordance with the provisions of Chapter 465, Minnesota Statutes, and that the same is a true and correct copy of the original as shown to me by the person or persons whose name or names are shown on this plat.	DATE: 3/26/18 U.S. NO. 23282
OWNER	ERIC HARGESHEIMER 5226 BALD EAGLE BLVD E WHITE BEAR TWP. MN
LOT SPLIT	ERIC HARGESHEIMER
DRAWN BY	MPK
CHECKED BY	ACS
PROJECT #	3968.002
DATE	01/03/18
SHEET #	S1

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