



Doc No **T02674496**

Certified, filed and/or recorded on  
Sep 9, 2020 9:59 AM

Office of the Registrar of Titles  
Ramsey County, Minnesota  
Todd J. Uecker, Registrar of Titles  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 408

Pkg ID 1382901E

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

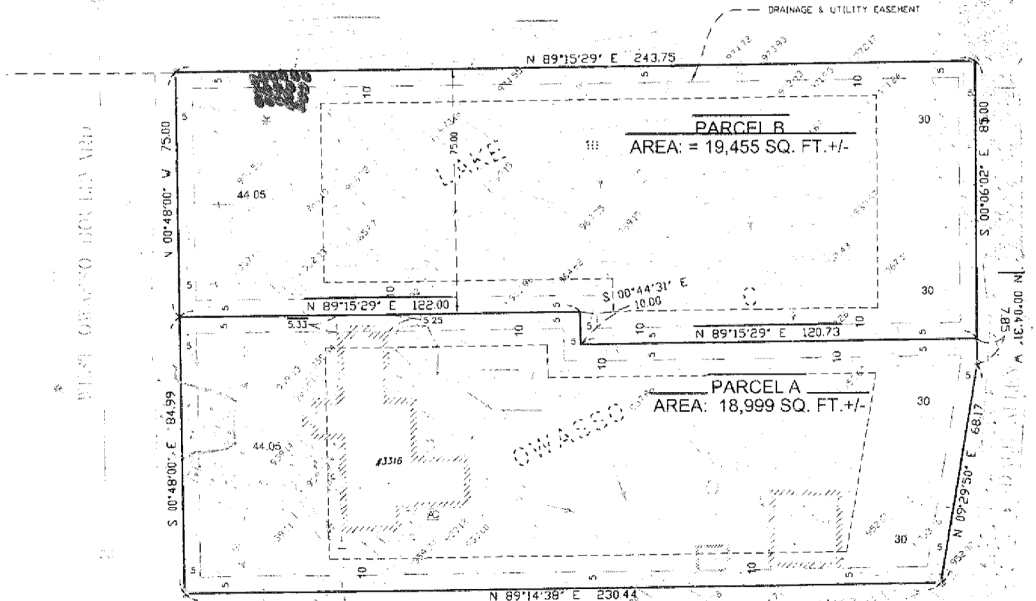
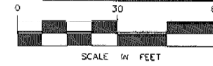
**Existing Certs**

630303

# CERTIFICATE OF SUBDIVISION

NOTE: THERE ARE NO EASEMENTS ON PUBLIC RECORD PER TITLE COMMITMENT ISSUED 08-01-16 (File No.: L19076502)

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 851-454-0002  
 MN. Toll Free 1-800-252-1166



### LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- - - DENOTES LOT LINE
- - - DENOTES SETBACK LINE
- - - DENOTES EASEMENT LINE
- x998.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES WOODEN SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES TREE LINE
- DENOTES DECIDUOUS TREE
- DENOTES CONIFEROUS TREE
- DENOTES SHRUB
- DENOTES STORM CATCH BASIN (SQUARE)
- DENOTES WOOD FENCE
- DENOTES ELECTRIC POWER POLE
- DENOTES RETAINING WALL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLATTED DISTANCE
- DENOTES SANITARY MANHOLE
- DENOTES ELECTRIC METER
- DENOTES AIR CONDITIONER
- DENOTES GAS METER
- OC DENOTES OVERHEAD ELECTRIC
- DENOTES BOULDER RETAINING WALL
- DENOTES SIGN/POST
- ← DENOTES DRAINAGE FLOW

### NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED.
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 464-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

| NO. | DATE | REVISED DESCRIPTION | BY |
|-----|------|---------------------|----|
|     |      |                     |    |

**BUILDING SETBACKS**  
 ZONING: R1 - DETACHED RESIDENTIAL  
 DISTRICT:                        
 HOUSE: FRONT = 25 FT MIN.  
 (44.05 FT. ACTUAL)  
 SIDE = 10 FT  
 REAR = 30 FT

**REFERENCE BENCHMARK**  
 ELEVATION = 912.95 (NGVD 29) MNDOT DISK  
 "WELTZIN"

**HARDCOVER PARCEL A**

|                           |                |
|---------------------------|----------------|
| EXISTING HOUSE            | 1,678 SQ. FT.  |
| EXISTING GARAGE           | 257 SQ. FT.    |
| EXISTING DETACHED GARAGE  | 545 SQ. FT.    |
| EXISTING SHED             | 84 SQ. FT.     |
| EXISTING CONCRETE SURFACE | 671 SQ. FT.    |
| EXISTING WOODEN SURFACE   | 48 SQ. FT.     |
| TOTAL IMPERVIOUS AREA     | 3,283 SQ. FT.  |
| TOTAL LOT AREA            | 18,999 SQ. FT. |
| EXISTING HARDCOVER        | 17.3 %         |

**HARDCOVER PARCEL B**

|                       |                |
|-----------------------|----------------|
| TOTAL IMPERVIOUS AREA | 0 SQ. FT.      |
| TOTAL LOT AREA        | 19,455 SQ. FT. |
| EXISTING HARDCOVER    | 0.0 %          |

**EDS** ENGINEERING DESIGN & SURVEYING  
 6480 Wozzato Blvd, Minneapolis, MN 55426  
 OFFICE: (763) 545-2851 FAX: (763) 545-2851  
 EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.  
*Neil S. Ziegler* DATED: 6/23/2020  
 LICENSE NUMBER: LS 21205

JOB NAME: OLOV STROLE  
 LOCATION: 3316 WEST OWASSO BOULEVARD SHOREVIEW, MN 55126

|                           |                |                     |
|---------------------------|----------------|---------------------|
| FIELD WORK DATE: 06/26/20 | DRAWN BY: VS   | PROJECT NO.: 20-084 |
| FIELD BOOK NO.: EDS-13    | CHECKED BY: VS | SHEET NO. C1        |

# LEGAL DESCRIPTION

-for-

3316 WEST OWASSO BOULEVARD, SHOREVIEW, MN 55126

Call 48 Hours before digging  
**GOPHER STATE ONE CALL**  
 Twin Cities Area 651-454-0002  
 MN. Toll Free 1-800-252-1166

## EXISTING LEGAL DESCRIPTION

Parcel 1. The West half of Lot 16 except the South 33 feet thereof, Lake Owasso Heights, also that part of Lot C lying North of the West half of Lot 16, Lake Owasso Heights; The South 60 feet of the West 123.97 feet of Lot 10, Lake Owasso Heights, on undivided one sixth interest in Lot E, Lake Owasso Heights, and all of the West half of the East half of Lot 16 except the East 6 and a half and the South 33 feet thereof, Lake Owasso Heights; Also all that part of Lot C, Lake Owasso Heights, lying North of the portion of Lot 16 hereinbefore described, and also the North 12 feet of said Lot C lying North of the East half of the East half of said Lot 16 and North 12 feet of said Lot C lying North of the East 6 and half feet of the West half of the East half of said Lot 16.

Parcel 2. The East half of the East half of Lot 16, Lake Owasso Heights, and the East 6 and one half feet of the West half of the East half of Lot 16, except the South 33 feet thereof; Also all that part of Lot C, Lake Owasso Heights, lying North of said two parcels herein above described, except the North 12 feet of Lot C.

Parcel 3. Lot 10, Lake Owasso Heights, except the North 40 feet thereof, and except further that portion of said Lot 10, which lies East of the Section line between Sections 35 and 36, Township 30, Range 23, and except the South 60 feet of the West 123.97 feet thereof.

Records of Ramsey County, Minnesota.  
 Torrens Property, Certificate of Title No. 521954

## PROPOSED LEGAL DESCRIPTION PARCEL B

The Land is described as follows:

Parcel 1. The West half of Lot 16 except the South 33 feet thereof, Lake Owasso Heights, also that part of Lot C lying North of the West half of Lot 16, Lake Owasso Heights; The South 60 feet of the West 123.97 feet of Lot 10, Lake Owasso Heights and all of the West half of the East half of Lot 16 except the East 6 and a half and the South 33 feet thereof, Lake Owasso Heights; Also all that part of Lot C, Lake Owasso Heights, lying North of the portion of Lot 16 hereinbefore described, and also the North 12 feet of said Lot C lying North of the East half of the East half of said Lot 16 and North 12 feet of said Lot C lying North of the East 6 and half feet of the West half of the East half of said Lot 16.

Parcel 2. The East half of the East half of Lot 16, Lake Owasso Heights, and the East 6 and one half feet of the West half of the East half of Lot 16, except the South 33 feet thereof; Also all that part of Lot C, Lake Owasso Heights, lying North of said two parcels herein above described, except the North 12 feet of Lot C.

Parcel 3. Lot 10, Lake Owasso Heights, except the North 40 feet thereof, and except further that portion of said Lot 10, which lies East of the Section line between Sections 35 and 36, Township 30, Range 23, and except the South 60 feet of the West 123.97 feet thereof.

That part of said land lying northerly of a line distant 75 feet southerly from the northwest corner along the west line of said land to the point of the beginning of the line to be described, thence North 89 degrees 15 minutes 29 seconds East, a distance 122.00 feet; thence South 0 degrees 44 minutes 81 seconds East, a distance 10.00 feet; thence North 89 degrees 15 minutes 29 seconds, a distance 120.73 feet; distant 85 feet from northwest corner southerly, along the east line of said land and said line there terminating.

Also, an undivided one twelfth interest in Lot E, Lake Owasso Heights.

Subject to drainage and utility easement of North, South, West and East 5 feet.

## PROPOSED LEGAL DESCRIPTION PARCEL A

The Land is described as follows:

Parcel 1. The West half of Lot 16 except the South 33 feet thereof, Lake Owasso Heights, also that part of Lot C lying North of the West half of Lot 16, Lake Owasso Heights; The South 60 feet of the West 123.97 feet of Lot 10, Lake Owasso Heights and all of the West half of the East half of Lot 16 except the East 6 and a half and the South 33 feet thereof, Lake Owasso Heights; Also all that part of Lot C, Lake Owasso Heights, lying North of the portion of Lot 16 hereinbefore described, and also the North 12 feet of said Lot C lying North of the East half of the East half of said Lot 16 and North 12 feet of said Lot C lying North of the East 6 and half feet of the West half of the East half of said Lot 16.

Parcel 2. The East half of the East half of Lot 16, Lake Owasso Heights, and the East 6 and one half feet of the West half of the East half of Lot 16, except the South 33 feet thereof; Also all that part of Lot C, Lake Owasso Heights, lying North of said two parcels herein above described, except the North 12 feet of Lot C.

Parcel 3. Lot 10, Lake Owasso Heights, except the North 40 feet thereof, and except further that portion of said Lot 10, which lies East of the Section line between Sections 35 and 36, Township 30, Range 23, and except the South 60 feet of the West 123.97 feet thereof.

That part of said land lying southerly of a line distant 75 feet southerly from the northwest corner along the west line of said land to the point of the beginning of the line to be described, thence North 89 degrees 15 minutes 29 seconds East, a distance 122.00 feet; thence South 0 degrees 44 minutes 81 seconds East, a distance 10.00 feet; thence North 89 degrees 15 minutes 29 seconds, a distance 120.73 feet; distant 85 feet from northwest corner southerly, along the east line of said land and said line there terminating.

Also, an undivided one twelfth interest in Lot E, Lake Owasso Heights.

Subject to drainage and utility easement of North, South, West and East 5 feet.

SECTION 35

TOWNSHIP 030

RANGE 023

RAMSEY COUNTY, MINNESOTA

### NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
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| REVISED | REVISION DESCRIPTIONS | BY          |
|---------|-----------------------|-------------|
| 1       | 8/12/20               |             |
| 1       | DATE                  | DESCRIPTION |

**AEDS**  
 ENGINEERING DESIGN & SURVEYING  
 6430 Woywain Blvd, Minneapolis, MN 55426  
 OFFICE: (763) 345-2800 FAX: (763) 345-2801  
 EMAIL: info@aedsmn.com WEBSITE: http://aedsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.  
*Neil Strolle* 04700 8/13/2020  
 MINNESOTA SURVEYOR P.E. NO. 25103

|  |                           |                |                     |
|--|---------------------------|----------------|---------------------|
| JOB NAME: OLOV STROLLE                                   | FIELD WORK DATE: 06/26/20 | DRAWN BY: IS   | PROJECT NO.: 20-084 |
| LOCATION: 3316 WEST OWASSO BOULEVARD SHOREVIEW, MN 55126 | FIELD BOOK NO.: EDS-13    | CHECKED BY: VS | SHEET NO. C2        |