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

**Existing Certs**

605070

# MINOR SUBDIVISION

~for~ JEANNIE JORDAN  
~of~ 3720 Rustic Place  
Shoreview, MN

## EXISTING LEGAL DESCRIPTION

(Per Certificate of Title No. 605070)

All that part of the East half of the Southeast quarter of Section 25, Township 30 North, Range 23 West, described as follows:

Beginning on the East line of said Section 25 in Rice Street 1106.13 feet South of the Northeast corner of said Southeast quarter, running thence West at right angles 376.49 feet to the land of Minneapolis, St. Paul and Sault Ste Marie Railway; thence South 9 degrees, 25 minutes West, 211.78 feet to an iron monument on the South line of said quarter-quarter section 411.96 feet West of the Southeast corner thereof; thence East 411.96 feet to said Southeast corner; thence North on the East section line to place of beginning, and together with that portion of Rock Street vacated, which is adjacent to Lot 1, Block 1, title to which vacated street is reserved in the grantor, in Rowe & Knudson's Wooded Homesites, Ramsey Co., Minn.

## PROPOSED LEGAL DESCRIPTIONS

### PARCEL A:

The North 83.00 feet of that part of the East half of the Southeast quarter of Section 25, Township 30 North, Range 23 West, described as follows:

Beginning on the East line of said Section 25 in Rice Street 1106.13 feet South of the Northeast corner of said Southeast quarter, running thence West at right angles 376.49 feet to the land of Minneapolis, St. Paul and Sault Ste Marie Railway; thence South 9 degrees, 25 minutes West, 211.78 feet to an iron monument on the South line of said quarter-quarter section 411.96 feet West of the Southeast corner thereof; thence East 411.96 feet to said Southeast corner; thence North on the East section line to place of beginning, and together with that portion of Rock Street vacated, which is adjacent to Lot 1, Block 1, title to which vacated street is reserved in the grantor, in Rowe & Knudson's Wooded Homesites, Ramsey Co., Minn.

### PARCEL B:

That part of the East half of the Southeast quarter of Section 25, Township 30 North, Range 23 West, described as follows:

Beginning on the East line of said Section 25 in Rice Street 1106.13 feet South of the Northeast corner of said Southeast quarter, running thence West at right angles 376.49 feet to the land of Minneapolis, St. Paul and Sault Ste Marie Railway; thence South 9 degrees, 25 minutes West, 211.78 feet to an iron monument on the South line of said quarter-quarter section 411.96 feet West of the Southeast corner thereof; thence East 411.96 feet to said Southeast corner; thence North on the East section line to place of beginning, and together with that portion of Rock Street vacated, which is adjacent to Lot 1, Block 1, title to which vacated street is reserved in the grantor, in Rowe & Knudson's Wooded Homesites, Ramsey Co., Minn.

EXCEPT THE NORTH 83.00 FEET THEREOF.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES AIR CONDITIONING UNIT
- DENOTES CATCH BASIN
- DENOTES ELECTRICAL BOX
- ⊗ DENOTES EXISTING SPOT ELEVATION
- ⊗ DENOTES GAS METER
- ⊗ DENOTES GUY WIRE
- ⊗ DENOTES HULLBOX
- ⊗ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES STORM SEWER MANHOLE
- ⊗ DENOTES RETAINING WALL
- ⊗ DENOTES EXISTING CONTOURS
- ⊗ DENOTES EXISTING SANITARY SEWER
- ⊗ DENOTES EXISTING STORM SEWER
- ⊗ DENOTES EXISTING WATER MAIN
- ⊗ DENOTES BUILDING SETBACK LINE
- ⊗ DENOTES BITUMINOUS SURFACE
- ⊗ DENOTES CONCRETE SURFACE
- ⊗ DENOTES PAVER SURFACE
- ⊗ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

**APPROVED**

CITY OF SHOREVIEW  
November 2, 2020 · City Council  
John O'Neil  
City Planner

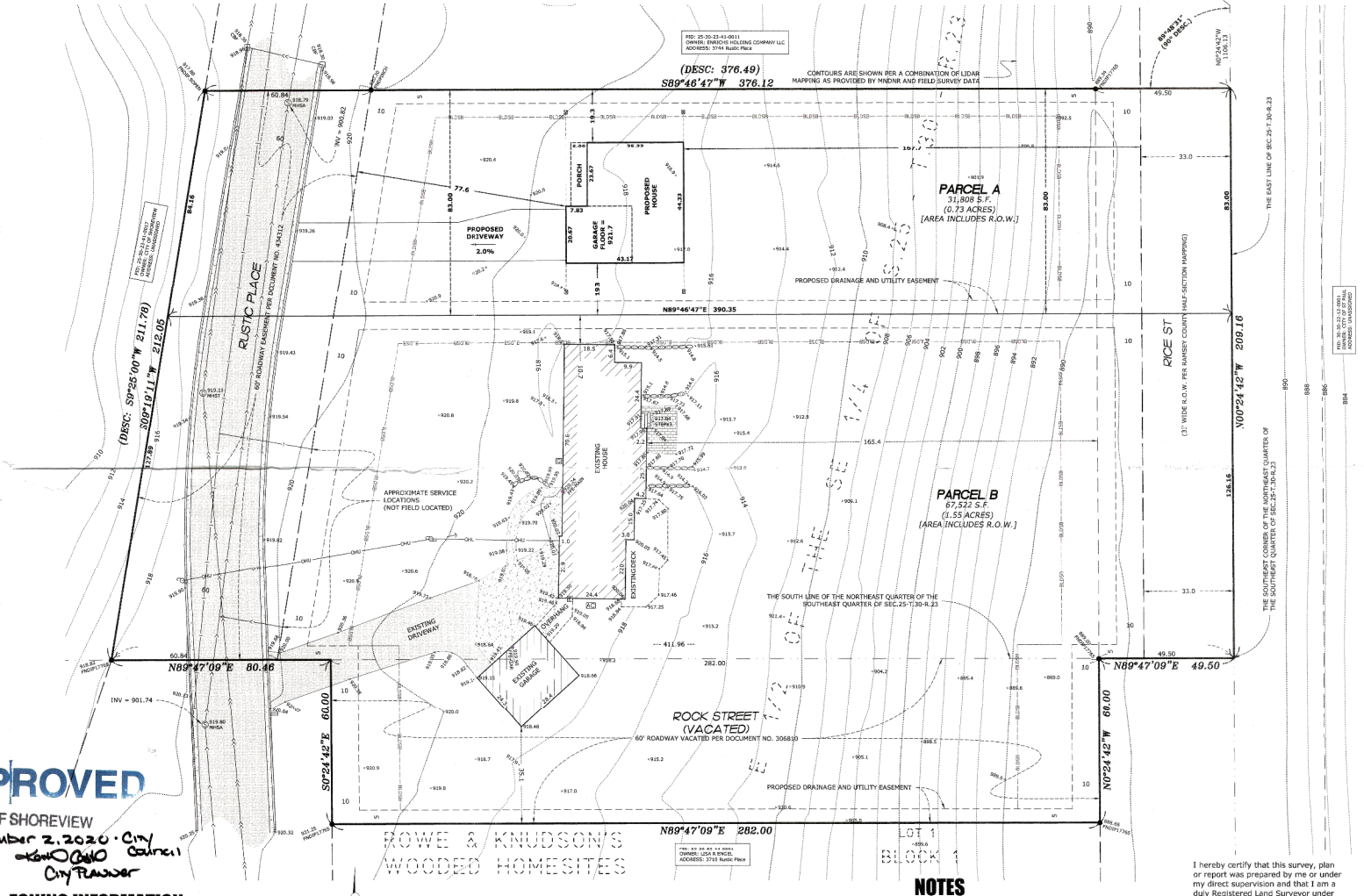
## ZONING INFORMATION

CURRENT ZONING IS R1 - DETACHED RESIDENTIAL DISTRICT

MINIMUM AREA = 10,000 S.F.  
MINIMUM LOT WIDTH = 75 FEET  
MINIMUM LOT DEPTH = 125 FEET

FRONT SETBACK = 25 FEET  
REAR SIDE SETBACK = 10 FEET  
GARAGE SIDE SETBACK = 5 FEET  
REAR YARD = 30 FEET

- \* BUILDER TO VERIFY HOUSE DIMENSIONS, SEWER DEPTH AND FOUNDATION DEPTH.
- \* DRIVEWAYS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FINAL DRIVEWAY DESIGN AND LOCATION TO BE DETERMINED BY CONTRACTOR.
- \* FINISHED GRADE ADJACENT TO HOME SHALL BE 0.5 FEET BELOW TOP OF BLOCK EXCEPT AT DRIVEWAY AND PATIO.



## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 9/10/20.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 25-30-23-41-0012.
- Curb shots are taken at the top and back of curb.
- Existing utilities are shown per field survey data and as-built information as provided by City of Shoreview.

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.

JASON E. RUD  
Date: 9/14/2020 License No. 41578

NO.	DATE	DESCRIPTION	BY
1			
2			
3			

**E.G. RUD & SONS, INC.**  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014  
Tel. (651) 361-8200 Fax (651) 361-8701