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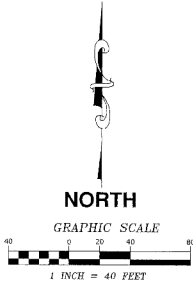
Document Recording Fee Torrens	\$46.00
<i>Document Total</i>	\$46.00

Existing Certs

629325

MINOR SUBDIVISION

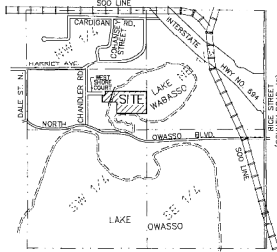
~for~ ZAWADSKI HOMES
~of~ 460 WEST SHORE COURT
SHOREVIEW, MN 55126



LEGEND

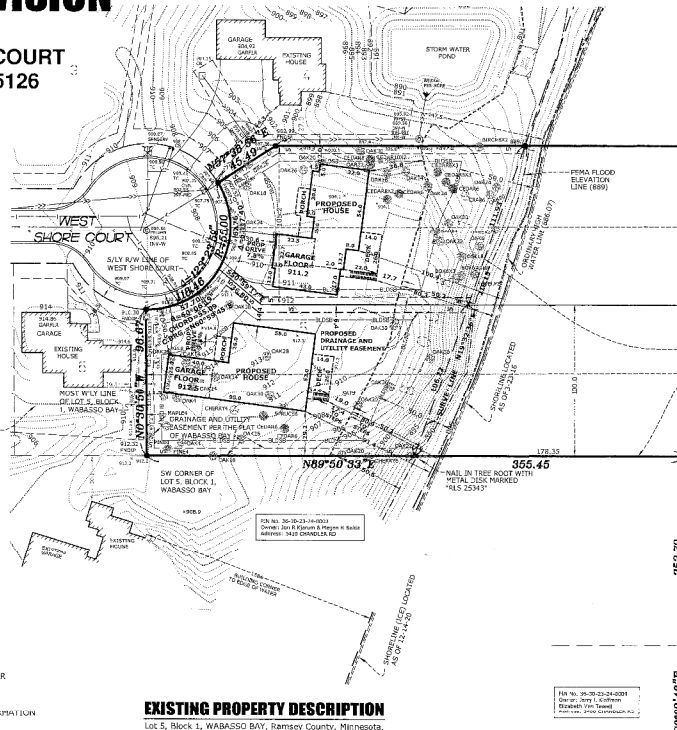
- DENOTES IRON MONUMENT FOUND
- ▲ DENOTES FOUND PKNAIL
- DENOTES CATCH BASIN
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING SPOT ELEVATION
- DENOTES HYDRANT
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES CONTOURS PER GRADING PLAN
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES PROPOSED NEW WETLAND BUFFER REVISING THE BUFFER SHOWN ON THE GRADING PLAN OF WABASSO BAY.
- DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY TAX INFORMATION)

VICINITY MAP SEC. 36-T30N-R23W RAMSEY COUNTY, MINNESOTA



NOT TO SCALE

E. G. RUD & SONS, INC.
EST. 1877
Professional Land Surveyors
www.egrud.com 6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



EXISTING PROPERTY DESCRIPTION

Lot 5, Block 1, WABASSO BAY, Ramsey County, Minnesota.

PROPOSED PARCEL DESCRIPTIONS

PARCEL A:
That part of Lot 5, Block 1, WABASSO BAY, Ramsey County, Minnesota, which lies northerly of the following described line:

Commencing at the southwest corner of said Lot 5, Block 1, (said corner also being the southeast corner of Lot 6, Block 1, WABASSO BAY); thence on an assumed bearing of North 00 degrees 30 minutes 50 seconds West, along the most westerly line of said Lot 5, Block 1, a distance of 96.57 feet to the southerly right of way line of West Shore Court; thence northeasterly 57.0 feet along a non-tangential curve concave to the northwest and along said southerly right of way line, having a radius of 55.00 feet, a central angle of 60 degrees 06 minutes 19 seconds and whose chord bears North 60 degrees 59 minutes 45 seconds East to the point of beginning of the line to be shown; thence South 56 degrees 59 minutes 17 seconds East a distance of 36.80 feet; thence North 89 degrees 50 minutes 33 seconds East a distance of 928.88 feet to the East line of said Lot 5, Block 1, and said line there terminating.

PARCEL B:
That part of Lot 5, Block 1, WABASSO BAY, Ramsey County, Minnesota, which lies southerly of the following described line:

Commencing at the southwest corner of said Lot 5, Block 1, (said corner also being the southeast corner of Lot 6, Block 1, WABASSO BAY); thence on an assumed bearing of North 00 degrees 30 minutes 50 seconds West, along the most westerly line of said Lot 5, Block 1, a distance of 96.67 feet to the southerly right of way line of West Shore Court; thence northeasterly 57.70 feet along a non-tangential curve concave to the northwest and along said southerly right of way line, having a radius of 55.00 feet, a central angle of 60 degrees 06 minutes 19 seconds and whose chord bears North 60 degrees 59 minutes 45 seconds East to the point of beginning of the line to be shown; thence South 56 degrees 59 minutes 17 seconds East a distance of 36.80 feet; thence North 89 degrees 50 minutes 33 seconds East a distance of 928.88 feet to the East line of said Lot 5, Block 1, and said line there terminating.

PROPOSED PUBLIC DRAINAGE AND UTILITY EASEMENT DESCRIPTION

A 10 foot wide easement for public drainage and utility purposes, over, under and across that part of Lot 5, Block 1, WABASSO BAY, Ramsey County, Minnesota. The centerline of said easement is described as follows:

Commencing at the southwest corner of said Lot 5, Block 1, (said corner also being the southeast corner of Lot 6, Block 1, WABASSO BAY); thence on an assumed bearing of North 00 degrees 30 minutes 50 seconds West, along the most westerly line of said Lot 5, Block 1, a distance of 96.67 feet to the southerly right of way line of West Shore Court; thence northeasterly 57.70 feet along a non-tangential curve concave to the northwest and along said southerly right of way line, having a radius of 55.00 feet, a central angle of 60 degrees 06 minutes 19 seconds and whose chord bears North 60 degrees 59 minutes 45 seconds East to the point of beginning of the line to be described; thence South 56 degrees 59 minutes 17 seconds East a distance of 36.80 feet; thence North 89 degrees 50 minutes 33 seconds East a distance of 928.88 feet to the East line of said Lot 5, Block 1, and said line there terminating.

Except for that part dedicated as drainage and utility easement within the recorded plat of said WABASSO BAY.

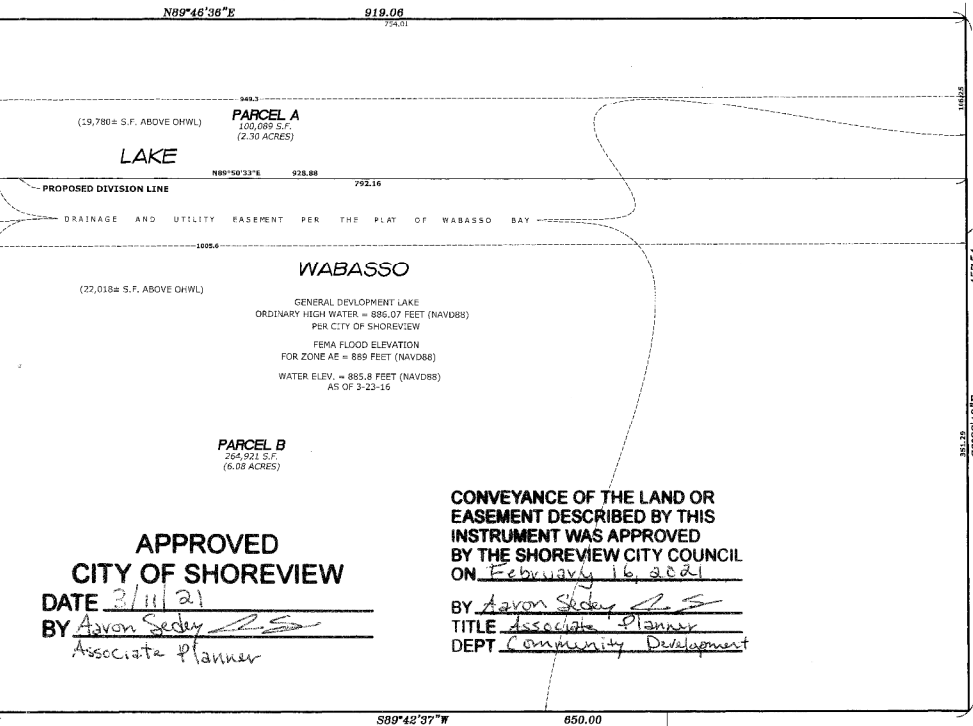
PN No. 16-10-23-24-001
Date: May 16, 2021
Address: 460 WEST SHORE CT

PN No. 20-20-23-14-001
Date: May 14, 2021
Address: 1412 CHANDLER RD

PN No. 20-20-23-14-001
Date: May 14, 2021
Address: 1412 CHANDLER RD

PN No. 16-10-23-24-001
Date: May 16, 2021
Address: 460 WEST SHORE BLVD

PN No. 16-10-23-24-001
Date: May 16, 2021
Address: 460 WEST SHORE BLVD



APPROVED
CITY OF SHOREVIEW
DATE 2/11/21
BY Avon Sedey
Associate Planner

CONVEYANCE OF THE LAND OR EASEMENT DESCRIBED BY THIS INSTRUMENT WAS APPROVED BY THE SHOREVIEW CITY COUNCIL ON February 16, 2021
BY Avon Sedey
TITLE Associate Planner
DEPT Community Development

ZONING AND SETBACKS

CURRENT ZONING IS R1 - DETACHED RESIDENTIAL DISTRICT WITHIN GENERAL DEVELOPMENT SHORELAND

- FRONT YARD = 25 FEET
- HOUSE SIDE YARD = 10 FEET
- GARAGE SIDE YARD = 5 FEET
- REAR YARD = 30 FEET
- ORDINARY HIGH WATER LINE = 50 FEET +
- TOP OF BLUFF = 30 FEET

- MINIMUM AREA REPAIRABLE LOT = 15,000 S.F.
- MINIMUM WIDTH AT OHWL = 100 FEET
- MINIMUM DEPTH = 125 FEET
- MAXIMUM IMPERVIOUS = 25%

*New Construction. In those cases where there are existing dwelling units, including attached structures, on adjacent lots which have a lakeside setback of more than fifty (50) feet, the lakeside setback for a new dwelling unit, including attached structures, shall be equal to the average of the lakeside setbacks for the existing dwelling units, plus or minus 10 feet. In those cases where there is only one existing dwelling unit, including attached structures, on an adjacent lot, which has a lakeside setback of more than fifty (50) feet, the lakeside setback for the new dwelling unit, including attached structures, shall be equal to the average of 50 feet and the lakeside setback of the existing dwelling unit, including attached structures, plus or minus 10 feet. In any event, 25 feet shall be the minimum setback.

NOTES

- Field survey completed by E.G. Rud and Sons, Inc. on 10/29/2020. Additional Trees and topography taken on 12/12/2020.
- Information shown is a compilation of as-builts, post work and grading plan data.
- Fee ownership is vested in Donald F & Luella L Zibell.
- Bearings shown are on Ramsey County coordinate system.
- Parcel ID Number: 36-0224-0032
- Curbs shots are taken at the top and back of curbs.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- FEMA Flood Elevation is according to Flood Insurance Rate Map Community Panel No. 270364 0036 G by the Federal Emergency Management Agency, effective date, June 04, 2010.
- See Existing Conditions Survey for existing house location.

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 9105
ELEV. = 941.17 (NAVD88)

NO.	DATE	REVISION	DESCRIPTION
1	11/14/2020	FIELD CHECK	RW-SS
2	07/04/2020	ADD & REVISE DECS	JEN
3	03/08/2020	REV. PROP WETLAND BUFFER	JEN
4	12/17/2020	Loc. Additional Trees & Topog.	JEN
5	11/28/2021	Add Adjcn Set.	JEN
6	07/11/2021	Rev. Prop. Desc & Add Prop. Exam.	JEN

I hereby certify that this 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.

JASQUE E. BUD
Date: 2-11-2021 License No. 41578