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Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 706

Pkg ID 1127520C

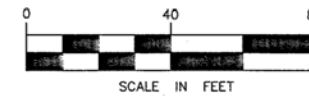
Document Recording Fee Abstract	\$46.00
<i>Document Total</i>	<i>\$46.00</i>

This cover sheet is now a permanent part of the recorded document.

Abstract

SIMPLE LOT SUBDIVISION

Call 48 Hours before digging
GOPHER STATE ONE CALL
 Twin Cities Area 651-454-0002
 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 CONCRETE SURFACE
- ▨ DENOTES BITUMINOUS SURFACE
- - - DENOTES EXISTING CONTOUR LINE
- 999 FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES CHAINLINK FENCE
- DENOTES HYDRANT
- DENOTES SANITARY MANHOLE
- DENOTES WATER VALVE
- DENOTES MAILBOX
- DENOTES POWER POLE
- DENOTES GUY WIRE
- AC DENOTES AIR CONDITIONER
- G DENOTES GAS METER
- E DENOTES ELECTRIC METER

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING."

MICHAEL MARTIN, COMMUNITY DEVELOPMENT
 CITY OF MAPLEWOOD

EXISTING DESCRIPTION

Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota, according to the recorded plat thereof.

REFERENCE BENCHMARK

- ELEVATION = 992.07 (NAVD 88) MNDOT DISK "6283 AG".
- ELEVATION = 1093.98 (NAVD 88) MNDOT DISK "TANNERS MNDOT"

HARDCOVER

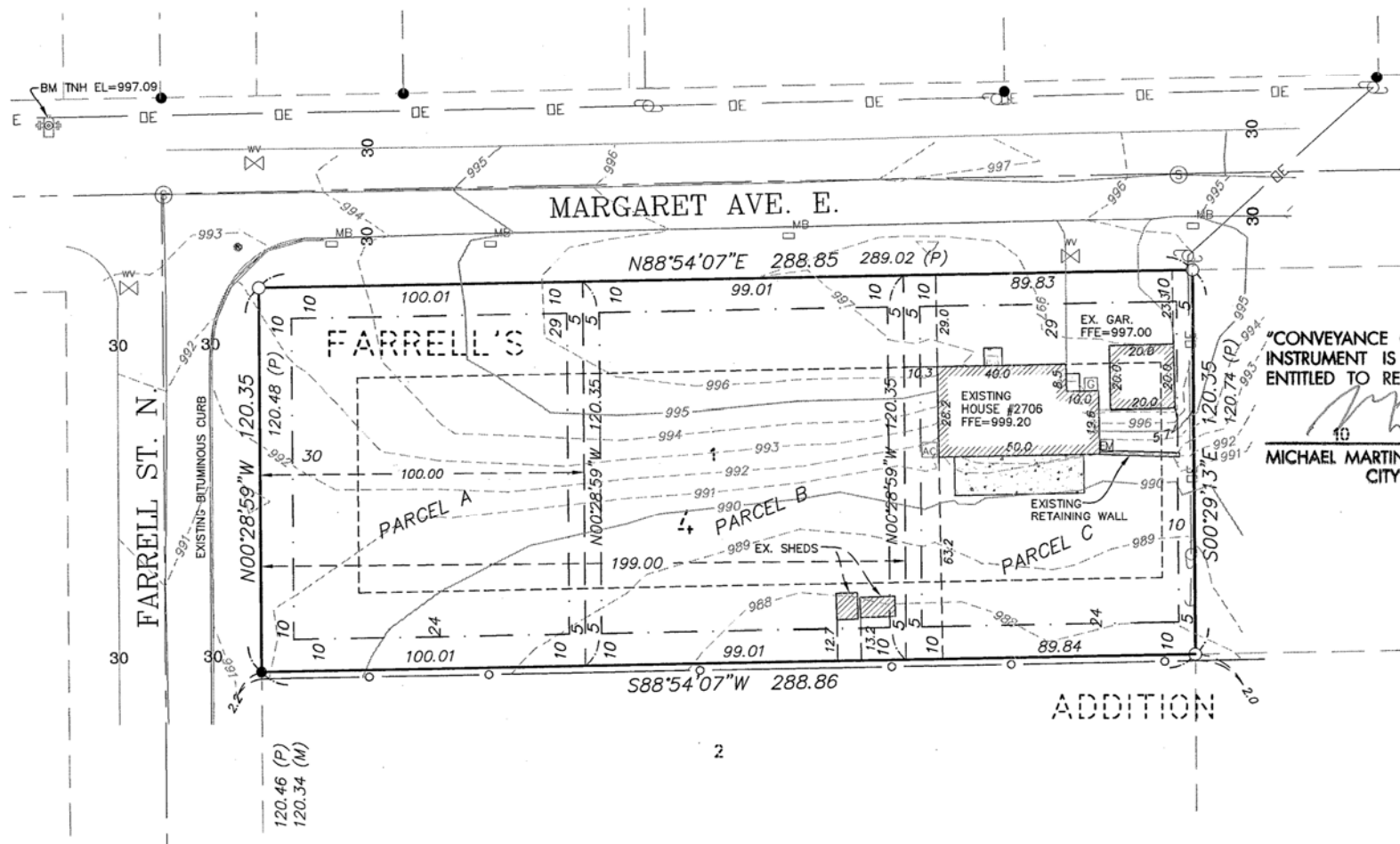
EXISTING BUILDING	1,723 SQ. FT.
EXISTING CONCRETE/BITUMINOUS SURFACE	1,365 SQ. FT.
TOTAL LOT AREA	34,761 SQ. FT.
EXISTING HARDCOVER	8.88 %

BUILDING SETBACKS

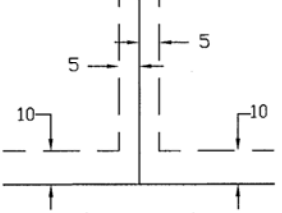
ZONING: R-1 = RESIDENCE DISTRICT (SINGLE DWELLING)
 HOUSE: FRONT = 30 FT, NOT TO EXCEED 35 FT OR AVG OF ADJACENT HOUSES
 SIDE: 10 FT (PRIMARY STRUCTURE), 5 FT (GARAGE/ACCESSORY STRUCTURE)
 REAR = 20% OF LOT DEPTH, 5 FT (ACCESSORY STRUCTURE)

NOTES

- THE BASIS OF THE BEARING SYSTEM IS ON RAMSEY COUNTY NAD 83 (96 ADJ).
- NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
- CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS..
- NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
- 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) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.
- THE EXISTING GARAGE SHOWN IS BEING CONSTRUCTED AT THE TIME OF THIS SURVEY. THE CONCRETE SLAB AND BLOCK WERE IN PLACE.



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 5 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES AND FRONT AND REAR OF THE LOT, UNLESS OTHERWISE SHOWN

PROPOSED EASEMENTS

- The West 10.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The North 10.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The South 10.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The East 5.00 feet of the West 100.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The West 5.00 feet of the West 105.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The East 5.00 feet of the East 199.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The West 5.00 feet of the West 204 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- The East 5.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota

PROPOSED DESCRIPTIONS

- PARCEL A: 12,034.8 SQ. FT.
- The West 100.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- PARCEL B: 11,914.5 SQ. FT.
- The East 99 feet of the West 199.00 feet of Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota
- PARCEL C: 10,811.7 SQ. FT.
- Lot 1, Block 4, FARRELL'S ADDITION, Ramsey County, Minnesota EXCEPT
- The West 199.00 feet of said Lot 1, Block 4.

EDS ENGINEERING DESIGN & SURVEYING
 6480 Wyzala Blvd. Minneapolis, MN 55426
 OFFICE: (763) 545-2800 FAX: (763) 545-2801
 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.
Vladimir Sviriver DATED: 01/07/16
 VLADIMIR SVIRIVER L.S. NO. 25105

JOB NAME: MIKE SELLERS
 LOCATION: 2706 MARGARET AVE E
 MAPLEWOOD, MN 55119

FIELD WORK DATE: 10/24/15	DRAWN BY: CG	PROJECT NO.: 15-152
FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. 1 OF 1