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Deputy 704

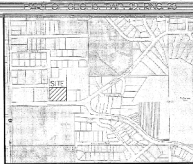
Pkg ID 1143959C

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

CERTIFICATE OF SURVEY

for- BALD EAGLE BUILDERS
of- 545 ROSELAWN AVENUE WEST
ROSEVILLE, MN 55113

VICINITY MAP



RAMSEY COUNTY, MINNESOTA
(NO SCALE)

BENCHMARK

RAMSEY COUNTY BENCHMARK NO. 2168
ELEVATION = 941.808 (NAVD83)

NORTH

GRAPHIC SCALE



1 INCH = 30 FEET

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED PC# 41578
- DENOTES EXISTING SPOT ELEVATION
- DENOTES MISCELLANEOUS MONUMENT
- DENOTES POWER POLE
- DENOTES WOODEN WIRE FENCE
- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES OPENED WIRE
- DENOTES BUILDING SETBACK LINE
- DENOTES DRAINAGE SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/12/16.
- Bearings shown are in Ramsey County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was based on Title Commitment File No. 536833, prepared by Land Title, Inc. issuing agents for Street Title Security Company, dated 05-12-16.

DEVELOPMENT DATA

TOTAL SITE AREA = 1.69 ACRES
PROPOSED LOTS = 3
DENSITY = 1.78 UNITS PER ACRE

LOT STANDARDS:
MINIMUM LOT AREA = 6,000 S.F.
MINIMUM LOT WIDTH = 65 FEET
MAXIMUM BUILDING HEIGHT = 30 FEET

SETBACKS:
Front Yards = 30 FEET
Side Yard Garage = 8 FEET (DUE TO DRAINAGE AND UTILITY EASEMENT)
Rear Yards = 30 FEET

AREAS

TOTAL AREA INCLUDING RIGHT OF WAY = 73,630 S.F. (1.69 ACRES)
TOTAL AREA EXCLUDING RIGHT OF WAY = 64,298 S.F. (1.47 ACRES)

ZONING

EXISTING: LDR-2 LOW DENSITY RESIDENTIAL - 2

EXISTING PROPERTY DESCRIPTION

The South 266.86 feet of the Southwest Quarter of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota, described as follows:
Commencing at a point on the South line of Northwest Quarter (NW 1/4) of Section 13, Township 29, Range 23 in said Ramsey County 556.60 feet East of Southwest corner of said quarter section, said point being the Southwest corner of Montgomery's Lake View Addition to St. Paul, thence East on said quarter section line 650.29 feet, thence North 590.89 feet, thence West 850.91 feet to East line of said Addition, thence South or East line of said Addition 590.86 feet to beginning, except the East 368.81 feet.

Abstract Property

PROPOSED DESCRIPTION FOR PARCEL A

All that part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota, which lies East of the recorded plat of MONTGOMERY'S LAKE VIEW ADDITION, south of the recorded plat of SMITH LAKEVIEW ADDITION, and west of the East 556.61 feet of said Southwest Quarter of the Northwest Quarter.

Subject to a public right of way easement over the South 33.00 feet thereof.

Also subject to a drainage and utility easement over the North 12.00 feet, the East 6.00 feet, the West 6.00 feet, and the North 12.00 feet of the South 45.00 feet thereof.

PROPOSED DESCRIPTION FOR PARCEL B

The West 93.90 feet of the East 556.61 feet of the Southwest Quarter of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota, which lies south of the recorded plat of SMITH LAKEVIEW ADDITION.

Subject to a public right of way easement over the South 33.00 feet thereof.

Also subject to a drainage and utility easement over the North 12.00 feet, the East 6.00 feet, the West 6.00 feet, and the North 12.00 feet of the South 45.00 feet thereof.

PROPOSED DESCRIPTION FOR PARCEL C

The West 93.90 feet of the East 462.51 feet of the Southwest Quarter of the Northwest Quarter of Section 13, Township 29, Range 23, Ramsey County, Minnesota, which lies south of the recorded plat of SMITH LAKEVIEW ADDITION.

Subject to a public right of way easement over the South 33.00 feet thereof.

Also subject to a drainage and utility easement over the North 12.00 feet, the East 6.00 feet, the West 6.00 feet, and the North 12.00 feet of the South 45.00 feet thereof.

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55114
Tel. (651) 361-6200 Fax (651) 361-6701

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 C. RUD License No. 41578

DATE	BY	REVISION
07-26-16	JCR	ISSUED