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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

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MINOR SUBDIVISION

~for~ DAWN M. SCHIFSKY
 ~of~ 1224 Amble Road,
 Arden Hills, MN, 55112

EXISTING PROPERTY DESCRIPTION

(Per Ramsey County Tax Records)
 Lot 10, BORSTAD, Ramsey County, Minnesota.

PROPOSED DESCRIPTION FOR PARCEL A

That part of Lot 10, BORSTAD which lies westerly of the west 95 feet of said Lot 10, Ramsey County, Minnesota.

PROPOSED DESCRIPTION FOR PARCEL B

The west 95 feet of Lot 10, BORSTAD, Ramsey County, Minnesota.

PROPOSED DRAINAGE AND UTILITY EASEMENTS

PARCEL A:
 A perpetual easement for drainage and utility purposes over, under, and across the northerly and southerly 12 feet, and easterly and westerly 5 feet of the following described parcel:
 That part of Lot 10, BORSTAD which lies easterly of the west 95 feet of said Lot 10, Ramsey County, Minnesota.

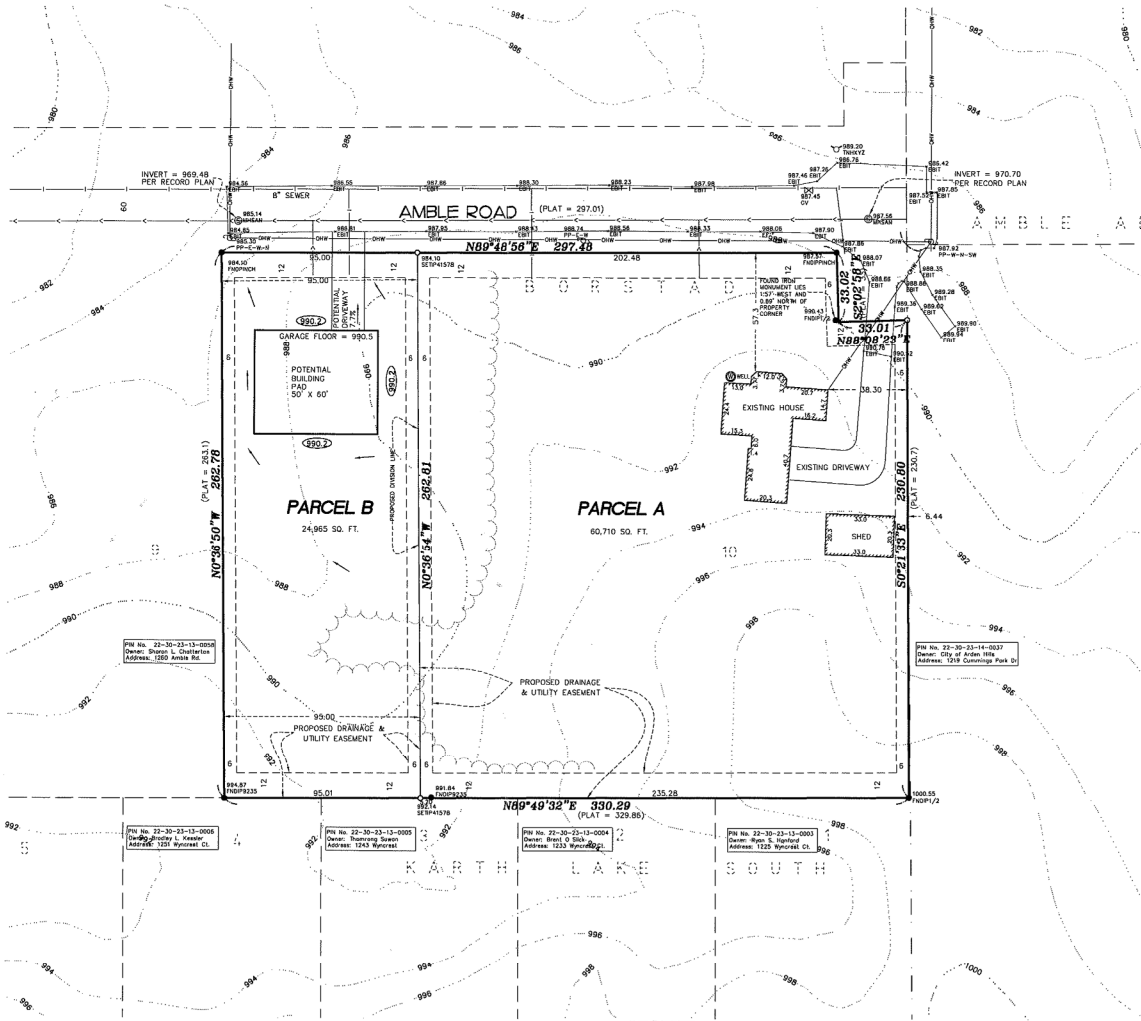
PARCEL B:
 A perpetual easement for drainage and utility purposes over, under, and across the northerly and southerly 12 feet, and easterly and westerly 6 feet of the following described parcel:
 The west 95 feet of Lot 10, BORSTAD, Ramsey County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 5/19/17.
- Bearings shown are on Ramsey County datum.
- 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.
- Parcel ID: 22-30-23-13-0060
- Topography is shown through a combination of LIDAR mapping and field survey data.
- Existing utilities are shown per field survey locations and record plans provided by the City of Arden Hills.

BENCHMARK

BENCHMARK: RAMSEY COUNTY BM
 9059 F. ALUMINUM ROD, NAVD88,
 ELEVATION = 962.42.



VICINITY MAP

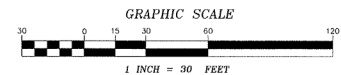
PART OF SEC. 22, TWP. 30, RNG. 23



RAMSEY COUNTY, MINNESOTA
 (NO SCALE)



NORTH



ZONING AND SETBACKS

CURRENT ZONING IS R-1 (SINGLE FAMILY - RESIDENTIAL)
 FRONT YARD SETBACK: PREVALUING AVERAGE
 (MINIMUM: 40 FEET, MAXIMUM 60 FEET)
 SIDE YARD SETBACK: 10 FEET MINIMUM
 25 FEET TOTAL BOTH SIDES
 REAR YARD SETBACK: 30 FEET
 MINIMUM LOT WIDTH = 95 FEET
 MINIMUM LOT AREA = 14,000 SQ. FT.

LEGEND

- ① DENOTES PROPOSED ELEVATION.
- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES WATER VALVE
- ⊙ DENOTES WELL
- ⊕ DENOTES POWER POLE
- ⊗ DENOTES SANITARY SEWER MANHOLE
- ⊙ DENOTES HYDRANT
- ⊕ DENOTES POWER POLE
- ⊗ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES TREE LINE
- ⊕ DENOTES LIDAR CONTOURS
- ⊗ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER RAMSEY COUNTY GIS DATA)

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. BUD
 Date: 6/1/2017 License No. 41578

DRAWN BY: CMB		JOB NO: 17386PP		DATE: 5/24/17	
CHECK BY: JER		SCANNED			
1					
2					
3					
NO.	DATE	DESCRIPTION	BY		

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