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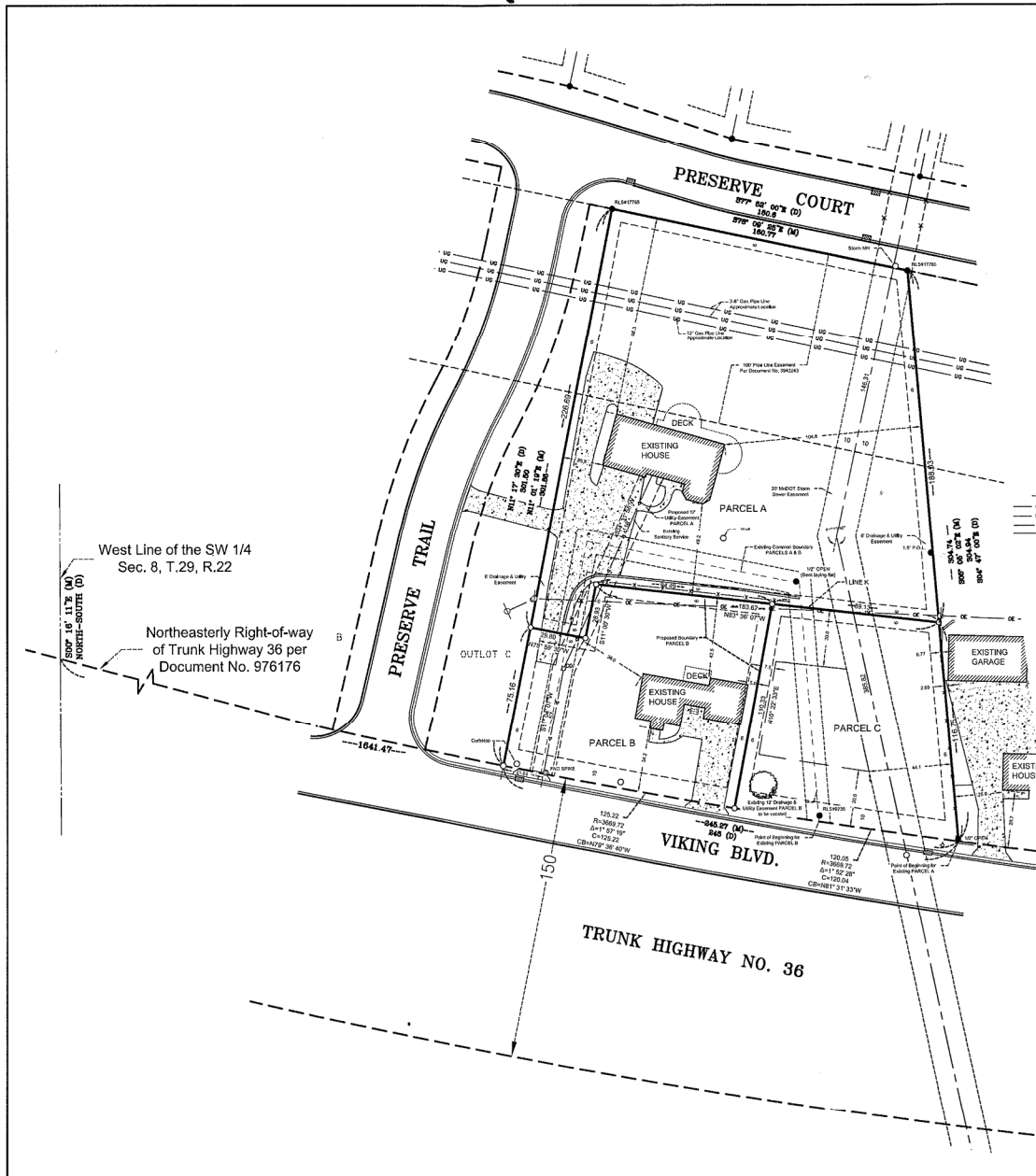
Office of the County Recorder  
Ramsey County, Minnesota  
Susan R Roth, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 701

Pkg ID 1258665C

Document Recording Fee Abstract      \$46.00

***Document Total*** \$46.00



**ZONING:**

**TYPE:**  
R-1 Single Family Residential District

**AREA:**  
Minimum=11,000 S.F.  
Minimum=85 feet  
Width  
Minimum=85 feet

**SETBACKS:**  
Front=30 feet  
Side=7.5 feet (5.0 feet pre-1980)  
Rear=30 feet

**IMPERVIOUS LIMITS:**  
Maximum Allowable Impervious=35% per City of Little Canada, Minnesota

**AREA CALCULATIONS:**

**PARCEL A**  
Total Area=36522 S.F. (0.84 acre)  
Impervious Area=5920 S.F.  
Impervious=(5920/36522)\*100=16%

**PARCEL B**  
Total Area=12412 S.F. (0.29 acre)  
Impervious Area=2459 S.F.  
Impervious=(2459/12412)\*100=20%

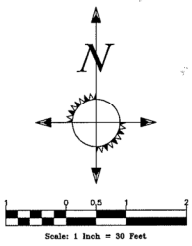
**PARCEL C**  
Total Area=11750 S.F. (0.27 acre)  
Maximum Allowable Impervious Area=4113 S.F.  
Maximum Impervious=(4113/11750)\*100=35%

**LEGEND:**

- Iron monument found
- Iron monument not found
- Powerline
- Overhead Electric
- Underground Gas
- Sanitary Sewer Service
- Fence

**SURVEYOR'S NOTES:**

1. Bearing Datum of the Existing Parcel was rotated N 0° 50' 11" W to adjust to current Ramsey County PLS.
2. Bearing Datum of the Proposed Parcels A, B, and C are on the Ramsey County PLS.



**EXISTING PARCEL**

That part of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota described as follows:  
Beginning at a point on the northeasterly right-of-way line of Trunk Highway Number 36 distant 1641.47 feet southeasterly of its intersection with the west line of said Southwest Quarter (bearing of the last named line being north and south); thence northerly on said right-of-way line 245.27 feet; thence North 11 degrees 17 minutes 30 seconds East a distance of 301.85 feet; thence South 77 degrees 32 minutes 00 seconds East 160.6 feet to a line running North 4 degrees 47 minutes 00 seconds West from the point of beginning; thence southeasterly on the last described line 304.84 feet to the point of beginning.

**PROPOSED PROPERTY DESCRIPTIONS:**

**PARCEL A**  
All of that part of the below described parcel, described as follows: Commencing at the Southwest corner of said parcel; thence N11° 01' 19"E a distance of 75.35 feet along the East line of Outlot C of Dayspring Preserve to the Point of Beginning; thence continuing N11° 01' 19"E a distance of 226.69 feet along said East line of Outlot C; thence S78° 09' 25"E a distance of 160.77 feet along the South right-of-way line of Preserve Court of Dayspring Preserve; thence S05° 05' 02"W a distance of 188.83 feet to the below described Line K; thence N83° 36' 07"W along Line K a distance of 183.62 feet; thence S11° 00' 30"W a distance of 28.93 feet; thence N78° 59' 30"W a distance of 29.80 feet to the Point of Beginning.

Line K shall be defined from the below described parcel as follows: Commencing at the Southeast corner of said parcel; thence N07° 05' 02"E a distance of 116.75 feet to the Beginning of Line K; thence N83° 36' 47"W to the East line of Outlot C, Dayspring Preserve.

That part of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota described as follows:  
Commencing at a point on the Northeasterly right-of-way line of Trunk Highway No. 36 distant 1641.47 feet southeasterly of its intersection with the west line of said Southwest Quarter to the Point of Beginning; thence northerly on said right-of-way line 245.27 feet; thence N11° 01' 19"E a distance of 301.85 feet; thence S78° 09' 25"E 160.77 feet to a line running N05° 05' 02"W from the Point of Beginning; thence southeasterly on the last described line 304.74 feet to the Point of Beginning.

**PARCEL B**  
All of that part of the below described parcel, described as follows: Beginning at the Southeast corner of said parcel; thence Northerly along the Northeasterly right-of-way line of Trunk Highway No. 36 a distance of 120.05 feet to the Point of Beginning; thence N10° 22' 23"E a distance of 110.33 feet to the below described Line K; thence N83° 36' 07"W along Line K a distance of 84.49 feet; thence S11° 00' 30"W a distance of 28.93 feet; thence N78° 59' 30"W a distance of 29.80 feet; thence Southerly along the East line of Outlot C, Dayspring Preserve to the Northeasterly right-of-way line of Trunk Highway No. 36; thence Southeasterly along said right-of-way line a distance of 125.22 to the Point of Beginning.

Line K shall be defined from the above described parcel as follows: Commencing at the Southeast corner of said parcel; thence N05° 05' 02"E a distance of 116.75 feet to the Beginning of Line K; thence N83° 36' 47"W to the East line of Outlot C, Dayspring Preserve.

That part of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota described as follows:  
Commencing at a point on the Northeasterly right-of-way line of Trunk Highway No. 36 distant 1641.47 feet southeasterly of its intersection with the west line of said Southwest Quarter to the Point of Beginning; thence northerly on said right-of-way line 245.27 feet; thence N11° 01' 19"E a distance of 301.85 feet; thence S78° 09' 25"E 160.77 feet to a line running N05° 05' 02"W from the Point of Beginning; thence southeasterly on the last described line 304.74 feet to the Point of Beginning.

**PARCEL C**  
All of that part of the above described parcel, described as follows: Beginning at the Southeast corner of said parcel; thence Northerly along the Northeasterly right-of-way line of Trunk Highway No. 36 a distance of 120.05 feet; thence N10° 22' 23"E a distance of 110.33 feet to the below described Line K; thence Southerly along Line K a distance of 80.13 feet to a line running N05° 05' 02"W from the Point of Beginning; thence Southerly along the last described line 116.75 feet to the Point of Beginning.

Line K shall be defined from the above described parcel as follows: Commencing at the Southeast corner of said parcel; thence N05° 05' 02"E a distance of 116.75 feet to the Beginning of Line K; thence N83° 36' 47"W to the East line of Outlot C, Dayspring Preserve.

That part of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota described as follows:  
Commencing at a point on the Northeasterly right-of-way line of Trunk Highway No. 36 distant 1641.47 feet southeasterly of its intersection with the west line of said Southwest Quarter to the Point of Beginning; thence Northerly on said right-of-way line 245.27 feet; thence N11° 01' 19"E a distance of 301.85 feet; thence S78° 09' 25"E 160.77 feet to a line running N05° 05' 02"W from the Point of Beginning; thence southeasterly on the last described line 304.74 feet to the Point of Beginning.

**PROPOSED UTILITY EASEMENT FOR PARCEL A**

**UTILITY EASEMENT OVER AND ACROSS THE BELOW DESCRIBED PARCEL:**  
Easement shall be 6 feet on each side of the following described line: Commencing at the Southwest corner of the above described parcel; thence 21.6 feet Southeasterly along the Northeasterly right-of-way of Trunk Highway No. 36; thence N11° 04' 07"E a distance of 57 feet; thence N41° 21' 58"E a distance of 113 feet to the existing dwelling located on Parcel A.

That part of the Southwest Quarter of Section 8, Township 29, Range 22, Ramsey County, Minnesota described as follows:  
Commencing at a point on the Northeasterly right-of-way line of Trunk Highway No. 36 distant 1641.47 feet southeasterly of its intersection with the west line of said Southwest Quarter to the Point of Beginning; thence Northerly on said right-of-way line 245.27 feet; thence N11° 01' 19"E a distance of 301.85 feet; thence S78° 09' 25"E 160.77 feet to a line running N05° 05' 02"W from the Point of Beginning; thence southeasterly on the last described line 304.74 feet to the Point of Beginning.

|   |         |
|---|---------|
| 1440 Argosie St. Suite 200<br>Saint Paul, MN 55106<br>Phone: 651-785-4112<br>Fax: 651-776-0206<br>E-mail: info@mpress.com   |         |
|   |         |
| I have read this plan, the survey data reported and proposed by me or under my supervision, and I certify that the same are true and correct to the best of my knowledge. |         |
| M.P. [Signature]<br>M.P. [Signature]<br>M.P. [Signature]  |         |
| DATE: 11/22/2018 UC: NO. 20592  |         |
| REVISIONS   |         |
| DATE  |         |
| <b>STEVEN BRAUSEN</b><br>2320 PRESERVE TRAIL<br>LITTLE CANADA, MN   |         |
| LOT SPLIT   |         |
| 2320 PRESERVE TRAIL<br>475 VIKING DRIVE   |         |
| DRAWN   | CHECKED |
| MPK   | ACS     |
| PROJECT #   |         |
| 3959.001  |         |
| DATE  |         |
| 1/22/18   |         |
| SHEET #   |         |
| S1  |         |