

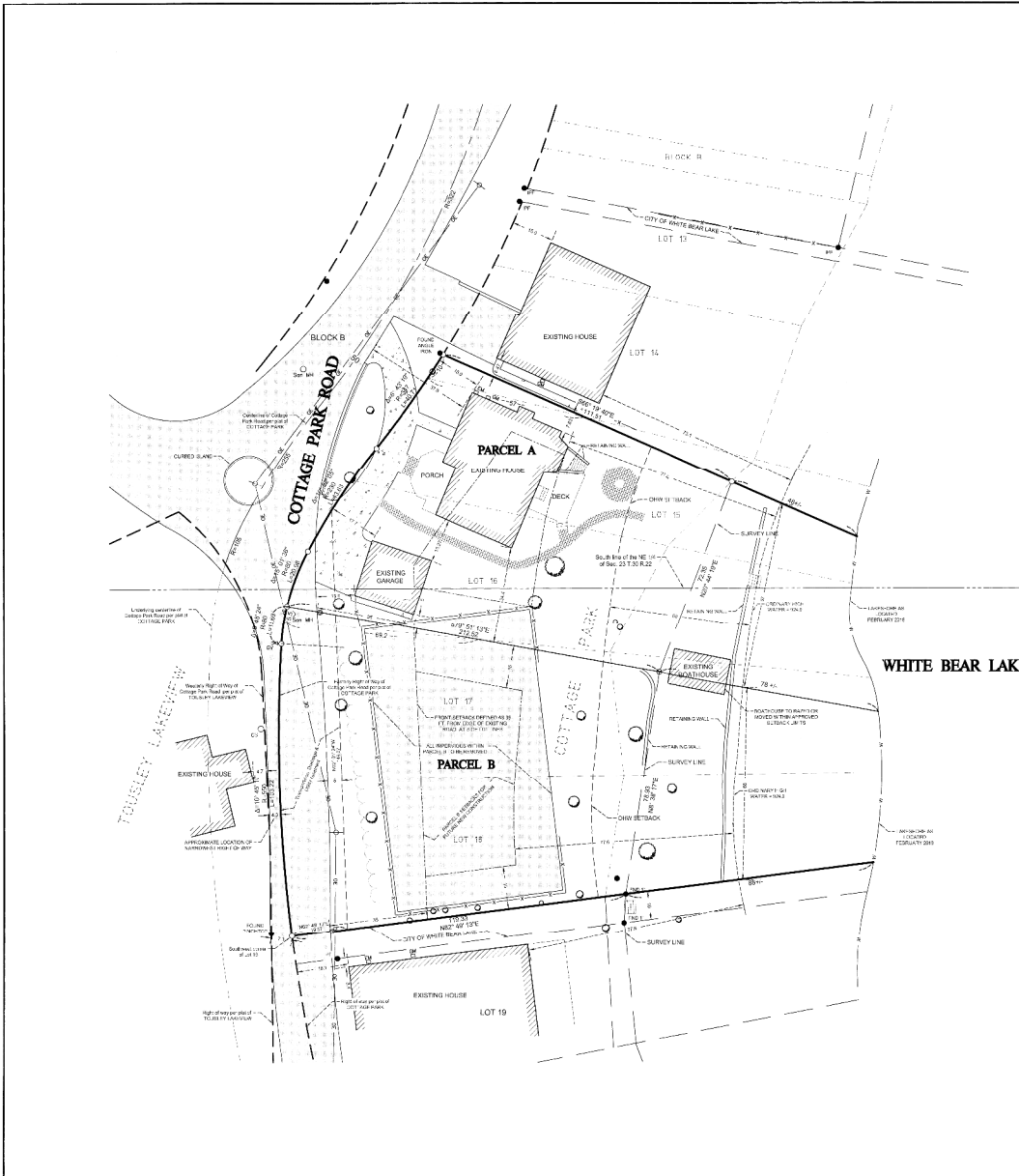


Doc No **A0474112**

Certified, filed and/or recorded on
Jan 2, 2019 9:52 AM

Office of the County Recorder
Ramsey County, Minnesota
Susan R Roth, County Recorder
Christopher A. Samuel, County Auditor and Treasurer
Deputy 307 Pkg ID 1280905M

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



ZONING:
 District: R-2/Shoreland Overlay
 Minimum Lot Area: 35,000 s.f.
 Minimum Width at Ordinary High Water Level: 80 ft.

Setbacks:
 Principle Structure
 Lakeshore (Front): Average of adjacent dwellings w/in 100 ft.
 Streetside: 35 ft.
 Side: 15 ft.
 Accessory Structure
 Streetside: 20 ft.
 Side: 5 ft.

Coverages:
 Impervious surface maximum: 30%
 Rear yard coverage maximum: 25%

AREA CALCULATIONS:
PARCEL A
 Lot Area: 14,320.5 s.f. +/- (ROW to OHW)
 Lot Width at OHW: 67 ft.

Setbacks:
 Principle Structure
 Lakeshore: 77.6 ft. (Adjacent dwelling w/in 100 ft.: 73 ft.)
 Streetside: 15.9 ft. (Adjacent dwelling w/in 100 ft.: 13 ft.)
 Side: North = 7.8 ft., South = 34.4 ft.

Garage:
 Front: 17.7 ft.
 Side: 5.0 ft.

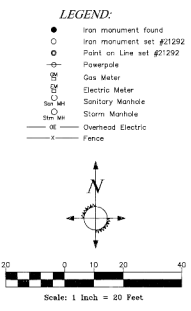
Coverage:
 Impervious surface: 32%

PARCEL B
 Lot Area: 14,915 s.f. +/- (ROW to OHW)
 Lot Width at OHW: 68 ft.

Setbacks:
 Principle Structure (For Future New Construction)
 Lakeshore: 77.6 ft. Adj. dwellings both at 77.6 ft.
 Streetside: 25 ft.
 Side: 15 ft.

Garage (For Future New Construction)
 Front: 20 ft.
 Side: 5 ft.

Coverages (As a vacant lot):
 Impervious surface: 12% (From Cottage Park Rd.)



Scale: 1 inch = 40 Feet

EXISTING PARCEL

Those parts of Lots 16, 17, and 18, Block 2, lying Southwesterly of a line running from a point on the Northwest corner of Lot 14, through the Northwest corner of Lot 14, through a point on the Southwesterly line of Lot 14, through a point on the Southwest corner of Lot 14, extended to the lakeshore of White Bear Lake, all in Block 2, COTTAGE PARK, Ramsey County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A
 Those parts of Lots 14 and 15, lying Southwesterly of a line running from a point on the Northwest corner of Lot 14, through a point on the Northwest corner of Lot 14, through a point on the Southwesterly line of Lot 14, through a point on the Southwest corner of Lot 14, extended to the lakeshore of White Bear Lake, all in Block 2, COTTAGE PARK, Ramsey County, Minnesota.

PARCEL B
 Lot 18 and those parts of Lots 16 and 17, lying Southwesterly of a line running from a point on the West corner of Lot 16, through a point on the Southwesterly corner of Lot 16, through a point on the Southwesterly line of Lot 16, through a point on the Southwest corner of Lot 16, through a point on the Southwest corner of Lot 16, extended to the lakeshore of White Bear Lake, all in Block 2, COTTAGE PARK, Ramsey County, Minnesota.

TRANSPORTATION, DRAINAGE & UTILITY EASEMENT

The following described transportation, drainage, and utility easement shall be dedicated to the City of White Bear Lake, Ramsey County, Minnesota, over, under and across the westerly parts of Lots 16, 17, and 18, Block 2, COTTAGE PARK, Ramsey County, Minnesota.
 Beginning at the southwest corner of Lot 18, Block 2, COTTAGE PARK, thence easterly along the Southwesterly line of Lot 18, a distance of 19.57 feet; thence N20°24'W a distance of 188.07 feet more or less to the east right of way of Cottage Park Road; thence southeasterly then southerly along the east right of way to the point of beginning.

SURVEYOR'S NARRATIVE

The survey of the parcel Lots 14-18, Block 2, COTTAGE PARK, Ramsey Co., MN required extensive document research and field work to verify the location of the underlying lot lines, which were required to define existing parcel boundaries north and south of the surveyed parcel at 4320 Cottage Park Road, White Bear Lake, MN.

1. **RIGHT-OF-WAY**
 The plot was first set to Sec. 23, T. 30, R. 22 then recreated using the given information. Centerline, as dictated, was recreated using the published radii and adjacent right-of-way (ROW) was offset 25 feet right and left of centerline. The eastern ROW was then slightly moved along with the centerline to fit the 6 found irons while holding to the radius of 47.5 feet. With the ROW established north of the parcel, the centerline needed to be extended further south to define the ROW in front of the surveyed parcel. Using original plat graphical overlaid onto the ROW, radius points were located and remainder of the curves were fit together by slightly adjusting the point of curve values along the alignment. With a compacted centerline alignment both 18 using field evidence in conjunction with the original plat, a ROW in front of the surveyed parcel could be defined.
2. **SOUTHERLY PROPERTY LINE**
 The southerly line was defined using found two found irons along the rear survey line with additional information from a survey of Lot 19, Block 2 of COTTAGE PARK (B/L 15) by Peter Hawkins, L.S. #4299 of Pioneer Engineering, P.A. Using the field data from the Pioneer survey and matching it to the same monuments found by MEI, a bearing of the north line of Lot 19 was defined. With that, the south line of Lot 18 was set 10 feet northerly and parallel to the north line of Lot 18 then extended westerly to the ROW to define the southwest corner of the survey parcel.
3. **NORTHERLY PROPERTY LINE**
 The northerly line of the parcel references the original lot lines from the plat, but does not tie to one, or is parallel to one. North of Lot 15, 12 iron monuments were found. Using a combination of property descriptions and field evidence, the original lot lines were re-established for 5 existing parcels north of Lot 15. Any lot frontage distances used from current property descriptions, or the plat, were measured on a chart to locate the original front lot corners as closely as possible. Using occupation, the bearing of the north line was assumed to be parallel to each adjacent dwelling, which are parallel to each other and over 100 years old. A final search for any evidence at the compacted north corner was performed and an angle iron was found about a foot from the computed location as described above. The angle iron was accepted as evidence of occupation, and used to define the north corner position of the north line which was extended easterly towards the lakeshore. The previously defined ROW was measured to be 1.2 feet inside of the found angle iron; a new iron will be set at the computed location.

4. **THE PLAT OF TOUSLEY LAKEVIEW**
 Two irons west of Lot 18, Block 2 were found along the ROW and used to show the proximity of those parcels across the street from Lots 17 & 18, Block 2. According to the original plat of TOUSLEY LAKEVIEW (4-22-1949), the existing westerly edge of road as travelled was used to define the easterly boundary of said plat. At one point there is less than 5 feet of ROW between the TOUSLEY plat and Lot 18, Block 2 of COTTAGE PARK, as of the date of this document, no record of ROW vacation with respect to COTTAGE PARK, or road easement documents adjacent to Lots 16-18, Block 2 have been found.
5. **VARIABLE RIGHT-OF-WAY**

As shown on the drawing, the ROW narrows down to less than 5 feet west of Lot 18, Block 2 COTTAGE PARK. As shown on the drawing, the original centerline alignment as defined on the plat goes through an existing dwelling. The dwelling pre-dates the plat of COTTAGE PARK by 30 years. Historic documents show that re-arrangements were performed more than once on Block 4 of COTTAGE PARK, and the westerly ROW of Cottage Park Road was redefined from said re-arrangements. It also appears that no consideration was made on behalf of the lots on Block 2 of COTTAGE PARK to show proximity of the westerly ROW of Cottage Park Road. Documents show the lakeshore lots relative to Block 4 with no updated survey information given.

140 AUGUST & SUBD 20 ST. PAUL, MN 55116 Phone: 651-785-7112 Fax: 651-716-0095 E-mail: rnc@express.com	
PROFESSIONAL SEAL R. BONNE	
DATE: 7/27/18	REVISED: 8/1/18
PROJECT: 3993.001	DATE: 6/5/18
SHEET: 1	
CHECKED: ACS	
DRAWN: MPK	
OWNER: BOB BONNE 1600 NILES AVE. ST. PAUL, MN 55116	LOT SP-IT BONNE 4320 COTTAGE PARK RD. WHITE BEAR LAKE, MN
DATE: 7/27/2018	LOC: 180-2320