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Office of the County Recorder  
Ramsey County, Minnesota  
Todd J. Uecker, County Recorder  
Christopher A. Samuel, County Auditor and Treasurer

Deputy 203

Pkg ID 1422519M

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

# MINOR SUBDIVISION

-for- MICHELLE LARSON  
 -of- 735 Arbogast Street  
 Shoreview, Minnesota 55126

## EXISTING PROPERTY DESCRIPTION: (per Document No. 4128008)

The West 125.00 feet of Lot Nine (9), OWASSO PARK, Ramsey County, Minnesota.

## PROPOSED PARCEL A PROPERTY DESCRIPTION:

The North 145.00 feet of the West 125.00 feet of Lot Nine (9), OWASSO PARK, Ramsey County, Minnesota.

## PROPOSED PARCEL B PROPERTY DESCRIPTION:

That part of the West 125.00 feet of Lot Nine (9), OWASSO PARK, Ramsey County, Minnesota, which lies southerly of the North 145.00 feet thereof.

## PROPOSED DRAINAGE AND UTILITY EASEMENT

### DESCRIPTION FOR PARCEL A:

A perpetual easement for drainage and utility purposes over, under and across the South 5 feet, and the North, West and East 10 feet of the following described parcel:

The North 145.00 feet of the West 125.00 feet of Lot Nine (9), OWASSO PARK, Ramsey County, Minnesota.

### PROPOSED DRAINAGE AND UTILITY EASEMENT

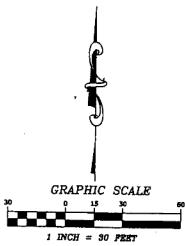
#### DESCRIPTION FOR PARCEL B:

A perpetual easement for drainage and utility purposes over, under and across the North 5 feet, and the South, West and East 10 feet of the following described parcel:

That part of the West 125.00 feet of Lot Nine (9), OWASSO PARK, Ramsey County, Minnesota, which lies southerly of the north 145.00 feet thereof.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/30/20.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 35-30-23-14-0043.
- Total Parcel Area: 40,242.2 Sq. Ft. or 0.92 Acres.
- Property is Zoned: Detached Residential (R1)
- Minimum Lot Area: 10,000 Sq. Ft.
- Minimum Lot Width: 72 Feet
- Minimum Lot Depth: 125 Feet
- Building Setback Area: 25 Feet Front Yard  
10 Feet Side Yard  
40 Feet Rear Yard
- Curb shots are taken at the top and back of curb.
- 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.



## BENCHMARK

RAMSEY COUNTY GEODETIC STATION #9105  
 ELEVATION = 941.174 (N.A.V.D., 1988)

**E.G. RUD & SONS, INC.**  
 Professional Land Surveyors  
 6776 Lake Drive NE, Suite 110  
 Lino Lakes, MN 55014  
 Tel. (651) 381-8200 Fax (651) 381-8701

# APPROVED

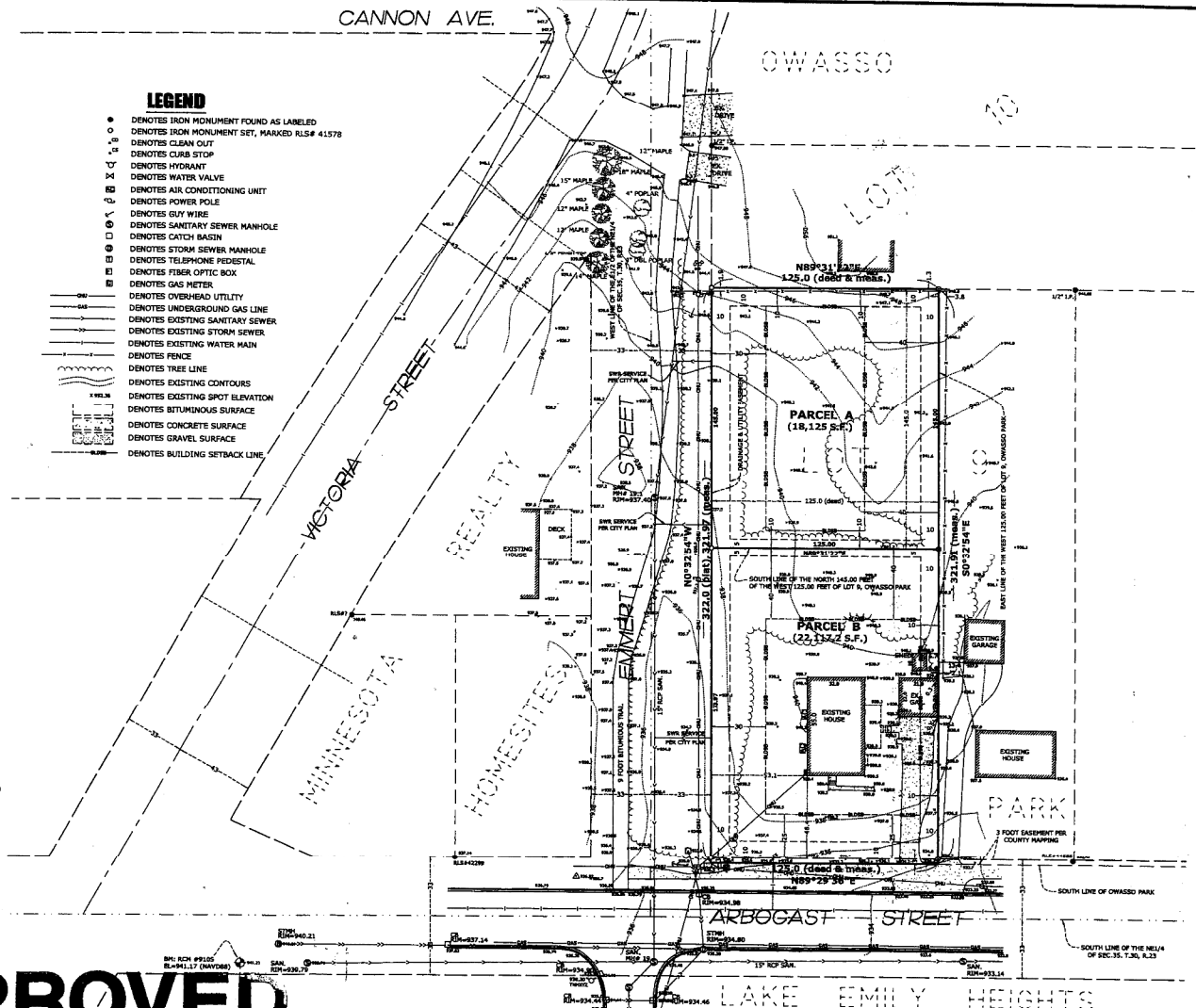
CITY OF SHOREVIEW  
 NOVEMBER 16, 2020  
*Jason E. Rud*  
 City Planner

I hereby certify that this survey, plan or report was prepared by the or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.  
 JASON E. RUD  
 Date: August 7, 2020 License No. 41578

NO.	DATE	DESCRIPTION	BY
1	11/20/20	ADD OPPOSITE CONTAINS, SETBACK	CJT
2			
3			

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES CLEAN OUT
- DENOTES CURB STOP
- DENOTES HYDRANT
- DENOTES WATER VALVE
- DENOTES AIR CONDITIONING UNIT
- DENOTES POWER POLE
- DENOTES GUY WIRE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FIBER OPTIC BOX
- DENOTES GAS METER
- DENOTES OVERHEAD UTILITY
- DENOTES UNDERGROUND GAS LINE
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES FENCE
- DENOTES TREE LINE
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SPOT ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE
- DENOTES BUILDING SETBACK LINE



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