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Ramsey County, Minnesota
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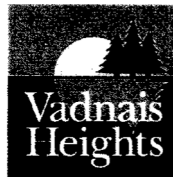
Deputy 406

Pkg ID 1465563D

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Nolan W. Wall, AICP
Planning/Community Development Director

651.204.6027 Phone
651.204.6100 Fax
nolan.wall@cityvadnaisheights.com



The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

July 19, 2021

Hong Kong Vang
2226 Craig Place
Maplewood, MN 55109

Richard Mader
3220 Centerville Road
Vadnais Heights, MN 55127

RE: Minor Subdivision
Application Approval: Case 21-009

Dear Property Owners:

Upon review of your request, staff determined that your application qualified as an administrative minor subdivision. The Development Review Committee met on July 16 and determined the application is consistent with the applicable Code standards. As a result, your application has been administratively-approved with the condition that the minor subdivision shall be filed by the applicant, at their cost, with the offices of the Ramsey County Recorder and/or Register of Titles, prior to any mortgages, liens, or similar interests.

Please contact me at (651) 204-6027 or nolan.wall@cityvadnaisheights.com with any further questions.

Sincerely,

The City of Vadnais Heights

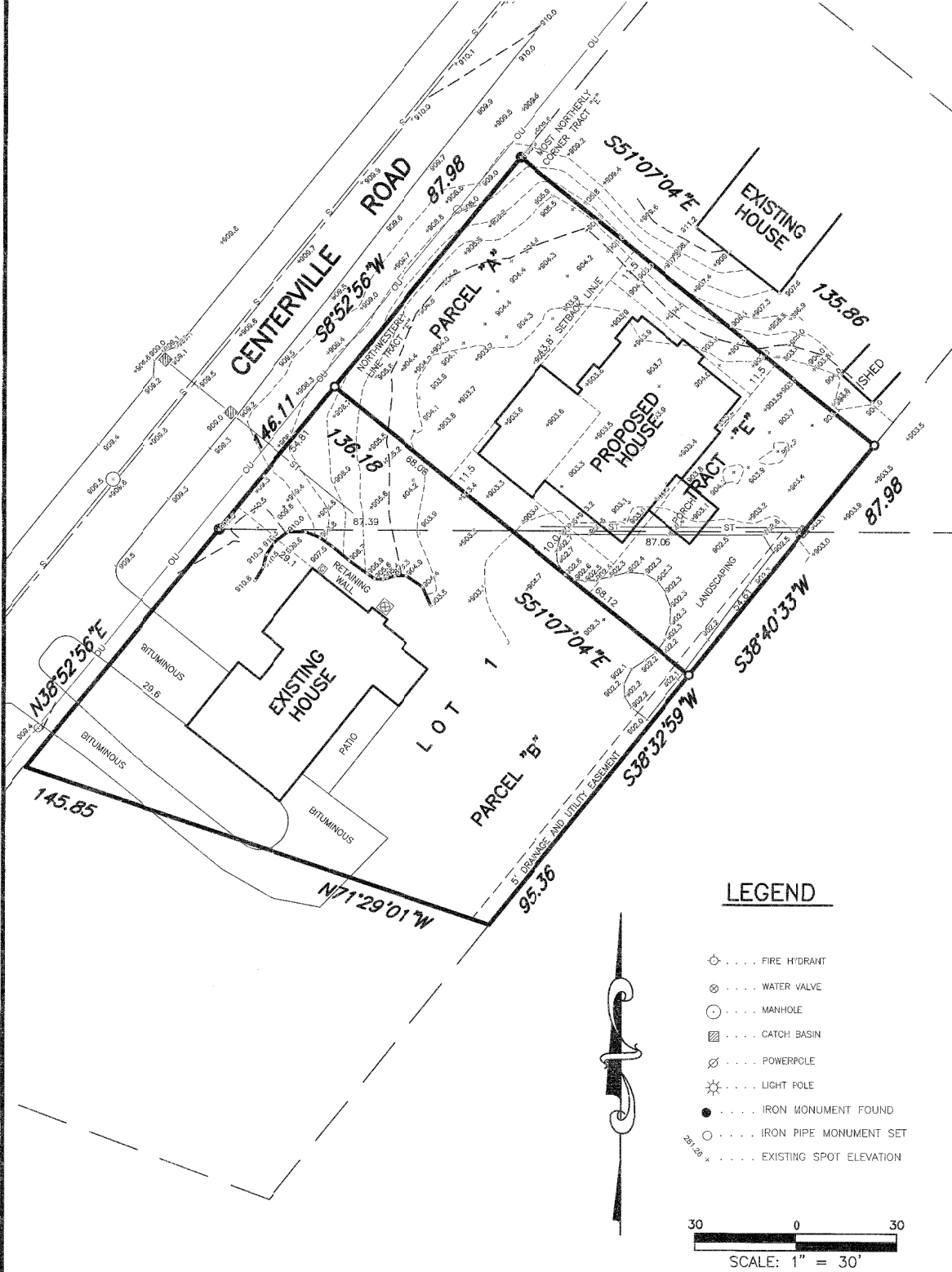
A handwritten signature in black ink, appearing to read "Nolan Wall".

Nolan Wall, AICP
Planning/Community Development Director

cc/ec: Project File 21-009
Applicants (via email: hongkongvang@gmail.com; dick.mader@gephartelectric.com)

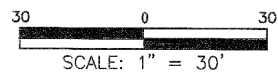
CERTIFICATE OF SURVEY FOR: HONG KONG VANG

CENTERVILLE ROAD, CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA



LEGEND

- ⊙ FIRE HYDRANT
- ⊗ WATER VALVE
- MANHOLE
- ⊠ CATCH BASIN
- ⊘ POWERPOLE
- ☀ LIGHT POLE
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- ∗ EXISTING SPOT ELEVATION



ALTERATIONS TO THIS DRAWING ARE PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2021.

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM ASBUILT DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

SHEET 2 OF 2 SHEETS
JOB NO: VANG 01 2021

HONSA SURVEYING
1592 PACIFIC AVENUE, EGAN, MN 55122 (651) 492-6725

**CERTIFICATE OF SURVEY FOR:
HONG KONG VANG**

CENTERVILLE ROAD, CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA

PARCEL "A"
LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 1, KARELS AND WITT ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA AND TRACT "E" REGISTERED LAND SURVEY NUMBER 550 ACCORDING TO THE SURVEY ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E" REGISTERED LAND SURVEY NUMBER 550; THENCE SOUTH 38 DEGREES 52 MINUTES 56 SECONDS WEST ASSUMED BEARING ALONG THE NORTHWESTERLY LINE OF SAID TRACT "E" REGISTERED LAND SURVEY NUMBER 550 A DISTANCE OF 87.98 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 51 DEGREES 07 MINUTES 04 SECONDS EAST A DISTANCE OF 136.18 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, KARELS AND WITT AND THERE TERMINATING.

AREA:

THE PROPERTY CONTAINS 11,961 SQUARE FEET OR 0.27 ACRES

PARCEL "B"
LEGAL DESCRIPTION:

THAT PART OF LOT 1, BLOCK 1, KARELS AND WITT ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA AND TRACT "E" REGISTERED LAND SURVEY NUMBER 550 ACCORDING TO THE SURVEY ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, RAMSEY COUNTY, MINNESOTA LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT "E" REGISTERED LAND SURVEY NUMBER 550; THENCE SOUTH 38 DEGREES 52 MINUTES 56 SECONDS WEST ASSUMED BEARING ALONG THE NORTHWESTERLY LINE OF SAID TRACT "E" REGISTERED LAND SURVEY NUMBER 550 A DISTANCE OF 87.98 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE SOUTH 51 DEGREES 07 MINUTES 04 SECONDS EAST A DISTANCE OF 136.18 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 1, BLOCK 1, KARELS AND WITT AND THERE TERMINATING.

AREA:

THE PROPERTY CONTAINS 16,482 SQUARE FEET OR 0.38 ACRES

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNED THE 28TH OF APRIL, 2021.



DENNIS M. HONSA
MINNESOTA LICENSE No. 22440
FOR: HONSA SURVEYING

REVISED: 2021-06-07 EXISTING HOUSE

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SHEET 1 OF 2 SHEETS
JOB NO: VANG 01 2021

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725