



**MINOR SUBDIVISION FOR:
 VALUE HOMES**
 11806 Aberdeen Street NE, Suite 100
 Blaine, MN 55449

NOTES:

Property Address: 0 Kohler Road., Vadnais Heights, MN 55127
 Property Identification Number: 29.30.22.43.0033

Existing Zoning Classification - R-1 (Single Dwelling Unit District)

Required Building Setbacks:
 Front Yard: 30 feet
 Side Yard: 10 feet
 Rear Yard: 25 feet

Requirements on Lot Area, Lot Dimensions
 Minimum Lot Area: 10,200 sq.ft
 Minimum Lot Width: 85 feet
 Minimum Lot Depth: 120 feet

Maximum Building Height - 35 feet
 Refer to City Code for additional requirements

Total Area of Property = 102013 sq.ft (2.34 acres)
 Total number of proposed Lots = 2

Area of proposed Lots
 Parcel A - 57814 sq.ft
 Parcel B - 44199 sq.ft

This survey was prepared without the benefit of a Title Commitment.

Existing Legal Description

Lot 1, Davidson's Third Subdivision Stockdale Farms, Ramsey County, Minnesota. Except the South 200 feet thereof and except the West 150 feet thereof.

Proposed Legal Description

PARCEL A:
 The East 117.17 feet of the West 267.17 feet of Lot 1, Davidson's Third Subdivision Stockdale Farms, Ramsey County, Minnesota. Except the South 200 feet thereof.

PARCEL B:
 That part of Lot 1, Davidson's Subdivision Stockdale Farms, Ramsey County, Minnesota lying East of the West 267.17 feet thereof. Except the South 200 feet thereof.

MINOR SUBDIVISION

For:
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Developer:
 Value Homes
 11806 Aberdeen Street NE, Suite 100
 Blaine, MN 55449
 Attn: Eric Olleslad 612-481-7841

CERTIFICATION

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report 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.
 Dated this 24th day of February, 2015

Signed: *Gregory R. Prugh*
 Gregory R. Prugh, Minn. Reg. No. 24992

Date of Survey	
Revisions:	
File No.	Dts-1-1b108558mv84809.dwg

LOT SURVEYS COMPANY, INC.
 LAND SURVEYORS
 7601 73RD AVENUE N.
 BROOKLYN PARK, MN 55428
 763-560-3093 phone
 763-560-3522 fax

F.B. No. 1085-58 Invoice No. 84809