

### PROPOSED LEGAL DESCRIPTIONS:

All that part of Government Lot 1, Section 36, Township 30 North, Range 23, West, Ramsey County, Minnesota, lying south of North Owasso Boulevard and lying west of a line parallel and 30 feet east of west line of said section and lying north of the plat of Lake Owasso

The east 45.11 feet of the west 75.11 of the south 20.93 feet of Lot 1, Lake Owasso Heights, which lies east of the west line of Section 36, Township 30, Range 23;

The west 30.00 feet Lot 1, Lake Owasso Heights, which lies east of the west line of Section

Lots 2 and 9, Lake Owasso Heights, lying east of the west line of Section 36, Township 30,

The south 2.34 feet Lot 1, Lake Owasso Heights, which lies east a line 75.11 feet east and parallel with the west line of Section 36, Township 30, Range 23 and which lies west of the

That part of Lot 3, Lake Owasso Heights, lying West of the following described line: Commencing at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, 142 feet to the point of beginning; thence South (at right angles to the North line) to

All that part of Lot 8, Lake Owasso Heights, lying Westerly and Northerly of the following described line: Beginning at a point on the Easterly line of said Lot 100.00 feet Northeasterly of the Southeast corner of said Lot; thence West parallel with the South line of said Lot a distance of 125.00 feet; thence Southwesterly to a point on the South line of said Lot 125.00

That part of Lot B, Lake Owasso Heights, lying Northerly of a line running from the Northeast corner of Lot 10 to the Northwest corner of Lot 11. (Torrens Property)

All that part of Government Lot 1, Section 36, Township 30 North, Range 23, West, Ramsey County, Minnesota, lying south of North Owasso Boulevard and lying west of a line parallel and 110.00 feet east of west line of said section and lying north of the plat of Lake Owasso Heights. EXCEPT the west 30.00 feet thereof. (Abstract Property)

The west 110.00 feet of Lot 1, Lake Owasso Heights, which lies east of the west line of Section 36, Township 30, Range 23. EXCEPT the west 30.00 feet thereof and also except the east 45.11 feet of the west 75.11 feet thereof and also EXCEPT the south 2.34 feet of the west 110.00 feet lying east of the west 45.11 feet thereof. (Torrens Property)

All that part of Government Lot 1, Section 36, Township 30 North, Range 23, West, Ramsey County, Minnesota, lying south of North Owasso Boulevard and lying west of a line parallel and 200.00 feet east of west line of said section and lying north of the plat of Lake Owasso Heights. EXCEPT the west 110.00 feet thereof. (Abstract Property)

The west 200.00 feet of Lot 1, Lake Owasso Heights, which lies east of the west line of Section 36, Township 30, Range 23. EXCEPT the west 110.00 feet thereof and also EXCEPT the south 2.34 feet lying west of the east 110.00 feet thereof

FIRE DEPT. CONNECTION

WATER MANHOLE

⊗ POST INDICATOR VALVE

# HYDRANT

CURB STOP

WATER WELL

MATER METER

WATER VALVE

TRAFFIC SIGN

SOIL BORING

950 0 SPOT ELEVATION

(I) UNKNOWN MANHOLI

CONIFEROUS TREE

DECIDUOUS TREE

UNDERGROUND FIBER OPTIC

OVERHEAD LITILITY

UNDERGROUND GAS

STORM SEWER

\_\_\_\_\_\_ 123*0* \_\_\_\_\_ CONTOURS

O BOLLARD

MB MAIL BOX

MARKED RLS NO. 25718

1. PARTIAL TREE INVENTORY. THE FOLLOWING TREES ARE LOCATED WITHIN ACCESS FOR PARCEL A. OTHER TREES ON PARCEL HAVE NOT BEEN LOCATED.

#### **EXISTING LEGAL DESCRIPTION:**

The following Legal Description is as shown on FSA Title Survices, LLC as agent for First American Title Insurance Company Title Commitment No. 160621, dated June 6, 2016: (A PORTION OF THE OVERALL PROPERTY HAS BEEN INTENTIONALLY LEFT OUT)

#### Parcel 1

All that part of Government Lot 1, Section 36, Township 30 North, Range 23, West, Ramsey County, Minnesota, lying south of North Owasso Boulevard and lying West of a line parallel and 200 feet East of West line of said section and lying North of the plat of Lake Owasso Heights. **Abstract Property** 

### Parcel 2:

Lot 1, Lake Owasso Heights, lying West of a line parallel and 200 feet East of the West line of Section 36, Township 30, Range 23; and lying East of the West line of said Section 36; Lots 2 and 9, Lake Owasso Heights, lying East of the West line of Section 36, Township 30, Range 23;

That part of Lot 3, Lake Owasso Heights, lying West of the following described line: Commencing at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, 142 feet to the point of beginning; thence South (at right angles to the North line) to the South line of said Lot 3;

All that part of Lot 8, Lake Owasso Heights, lying Westerly and Northerly of the following described line: Beginning at a point on the Easterly line of said Lot 100.00 feet Northeasterly of the Southeast corner of said Lot; thence West parallel with the South line of said Lot a distance of 125.00 feet; thence Southwesterly to a point on the South line of said Lot 125.00 feet West of the Southeast corner of said Lot and there terminating.

That part of Lot B, Lake Owasso Heights, lying Northerly of a line running from the Northeast corner of Lot 10 to the Northwest corner of Lot 11.

**Torrens Property** 

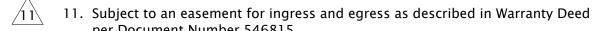
#### **EASEMENT NOTES:**

per Document Number 546815.

The following easements and encumbrances are as shown on FSA Title Survices. LLC as agent for First American Title Insurance Company Title Commitment No. 160621, dated June 6, 2016:



10. Restrictions, covenants, conditions, easements and assessments contained in Declaration per Document No. 811206.



12. Subject to a permanent utility easement per Document Number 693336.



13. Subject to a 12 foot private sewer easement over Lot 8 of Subject property per Document Number 811207.



14. Easements for utilities and drainage as shown on the recorded plat.



the pond and/or wetland located thereon. 16. Subject to the rights of the public, and to the State of Minnesota, in that part

of the subject property lying below the natural high water mark of Lake

Natural Resources to use that part of the premises which lies within the bed of

15. Rights of other abutting land owners, State of Minnesota and Department of



/17 17. Rights of the public generally in and to the use of that portion of subject property used for roadway purposes.

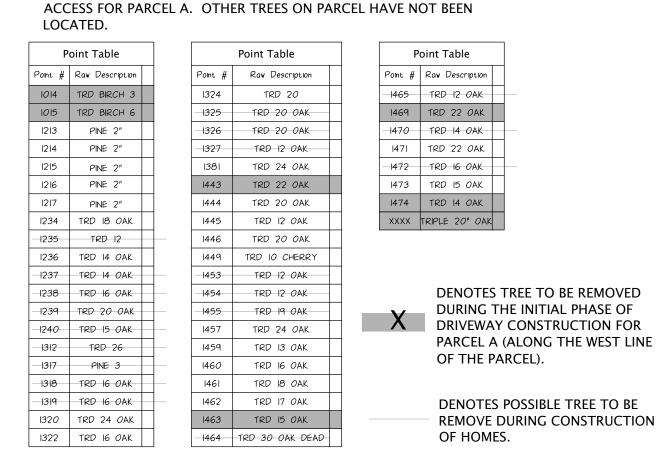
# **SURVEY NOTES:**

Owasso.

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE RAMSEY COUNTY SURVEYORS OFFICE.
- 2. UNDERGROUND UTILITIES SHOWN PER GOPHER ONE LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF SHOREVIEW PUBLIC WORKS DEPARTMENT.
- 3. THERE MAY SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT
- SHOWN OR LOCATED. 4. OFF SITE BUILDINGS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE
- MNTOPO WEBSITE. NOT FIELD VERIFIED.
- 5. CONTOURS SHOWN PER DNR LIDAR DATA OBTAINED FROM THE MNTOPO WEBSITE. NOT FIELD VERIFIED.

# TREE INVENTORY:





# LAKE OWASSO **HEIGHTS**

#### **CONTACT:**

Delaney Company LLC. & Summit Design-Build LLC. 1902 Greeley St S. Stillwater, MN 55082 0-651-674-3013 C-651-307-1839 F-651-674-3067

#### COUNTY/CITY:





## **REVISIONS**:

DATE REVISION 7-13-16 INITIAL ISSUE CITY COMMENTS 7-14-16

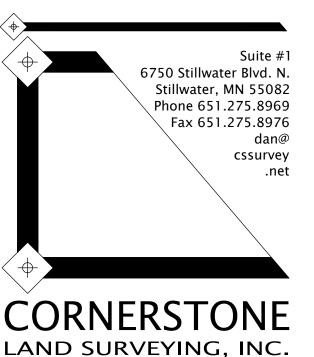
# **CERTIFICATION:**

I hereby certify that this plan 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.



PROJECT LOCATION:

N. OWASSO BLVD. PID#36023320041 PID#36023230266



LAND SURVEYING, INC.

**FILE NAME** PROJECT NO.

> MINOR LOT **SUBDIVISION**

SURVSUM02

SUM16002