



CALL BEFORE YOU DIG!
Gopher State One Call
 TWIN CITY AREA: 651-454-0002
 TOLL FREE: 1-800-252-1166

UNDERGROUND UTILITIES NOTES:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING 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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. GOPHER STATE ONE CALL LOCATE TICKET NUMBER(S) 161950601. SOME MAPS WERE RECEIVED, WHILE OTHER UTILITIES DID NOT RESPOND TO THE LOCATE REQUEST. ADDITIONAL UTILITIES OF WHICH WE ARE UNAWARE MAY EXIST. OTHER UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED UP.

PROPOSED LEGAL DESCRIPTIONS:

PROPOSED PARCEL A
 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 30 feet east of west line of said section and lying north of the plat of Lake Owasso Heights. (Abstract Property)

Parcel 2:
 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 36, Township 30, Range 23;

Lots 2 and 9, Lake Owasso Heights, lying east of the west line of Section 36, Township 30, Range 23;

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 west 200.00 feet thereof;

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 Northeastly 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)

EXISTING LEGAL DESCRIPTION:

The following Legal Description is as shown on FSA Title Surveys, 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 Northeastly 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

PROPOSED PARCEL B
 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 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)

Parcel 2:
 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)

PROPOSED PARCEL C
 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 200.00 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)

Parcel 2:
 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. (Torrens Property)

EASEMENT NOTES:

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

- Restrictions, covenants, conditions, easements and assessments contained in Declaration per Document No. 811206.
- Subject to an easement for ingress and egress as described in Warranty Deed per Document Number 546815.
- Subject to a permanent utility easement per Document Number 693336.
- Subject to a 12 foot private sewer easement over Lot 8 of Subject property per Document Number 811207.
- Easements for utilities and drainage as shown on the recorded plat.
- Rights of other abutting land owners, State of Minnesota and Department of Natural Resources to use that part of the premises which lies within the bed of the pond and/or wetland located thereon.
- 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 Owasso.
- Rights of the public generally in and to the use of that portion of subject property used for roadway purposes.

SURVEY NOTES:

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

TREE INVENTORY:

1. PARTIAL TREE INVENTORY. THE FOLLOWING TREES ARE LOCATED WITHIN PROPOSED PARCEL B, PROPOSED PARCEL C AND THE PROPOSED DRIVEWAY ACCESS FOR PARCEL A. OTHER TREES ON PARCEL HAVE NOT BEEN LOCATED.

Point #	Raw Description	Point #	Raw Description	Point #	Raw Description
1014	TRD BRCH 3	1324	TRD 20	1465	TRD 12 OAK
1015	TRD BRCH 6	1325	TRD 20 OAK	1469	TRD 22 OAK
1213	PNE 2"	1326	TRD 20 OAK	1470	TRD 14 OAK
1214	PNE 2"	1327	TRD 12 OAK	1471	TRD 22 OAK
1215	PNE 2"	1381	TRD 24 OAK	1472	TRD 16 OAK
1216	PNE 2"	1443	TRD 22 OAK	1473	TRD 15 OAK
1217	PNE 2"	1444	TRD 20 OAK	1474	TRD 14 OAK
1234	TRD 18 OAK	1445	TRD 12 OAK	XXXX	TRIPLE 20" OAK
1235	TRD 12	1446	TRD 20 OAK		
1236	TRD 14 OAK	1449	TRD 10 CHERRY		
1237	TRD 14 OAK	1453	TRD 12 OAK		
1238	TRD 16 OAK	1454	TRD 12 OAK		
1239	TRD 20 OAK	1455	TRD 19 OAK		
1240	TRD 15 OAK	1457	TRD 24 OAK		
1312	TRD 26	1459	TRD 13 OAK		
1317	PNE 3	1460	TRD 16 OAK		
1318	TRD 16 OAK	1461	TRD 18 OAK		
1319	TRD 16 OAK	1462	TRD 17 OAK		
1320	TRD 24 OAK	1463	TRD 15 OAK		
1322	TRD 16 OAK	1464	TRD 30 OAK DEAD		

LEGEND:

● FOUND MONUMENT	⚡ FIRE DEPT. CONNECTION
○ SET 1/2" IRON PIPE MARKED RLS NO. 25718	⚡ HYDRANT
⊖ CABLE TV PEDESTAL	⊖ CURB STOP
⊖ AIR CONDITIONER	⊖ WATER WELL
⊖ ELECTRIC MANHOLE	⊖ WATER METER
⊖ ELECTRIC METER	⊖ POST INDICATOR VALVE
⊖ ELECTRIC PEDESTAL	⊖ WATER VALVE
⊖ ELECTRIC TRANSFORMER	⊖ BOLLARD
⊖ LIGHT POLE	⊖ FLAG POLE
⊖ GUY WIRE	⊖ MAIL BOX
⊖ POWER POLE	⊖ TRAFFIC SIGN
⊖ GAS MANHOLE	⊖ UNKNOWN MANHOLE
⊖ GAS METER	⊖ SOIL BORING
⊖ TELEPHONE MANHOLE	⊖ 950.0 SPOT ELEVATION
⊖ TELEPHONE PEDESTAL	⊖ TRAFFIC SIGNAL
⊖ SANITARY CLEANOUT	☀ CONIFEROUS TREE
⊖ SANITARY MANHOLE	☀ DECIDUOUS TREE
⊖ CATCH BASIN	
⊖ STORM DRAIN	
⊖ FLARED END SECTION	
⊖ STORM MANHOLE	
—E— UNDERGROUND ELECTRIC	
—UTV— UNDERGROUND CABLE TV	
—UF— UNDERGROUND FIBER OPTIC	
—UP— UNDERGROUND TELEPHONE	
—OU— OVERHEAD UTILITY	
—UG— UNDERGROUND GAS	
—SS— SANITARY SEWER	
—SSW— STORM SEWER	
—W— WATERMAIN	
—F— FENCE	
—C— CURB (TYPICAL)	
—1230— CONTOURS	

PROPOSED AREAS

TOTAL AREA = 87,147 SQ.FT.

PROPOSED PARCEL A = 53,973 SQ.FT.
 INCLUDED ROADWAY = 1,158 SQ.FT.
 NET = 52,815 SQ.FT.

PROPOSED PARCEL B = 17,431 SQ.FT.
 INCLUDED ROADWAY = 3,184 SQ.FT.
 NET = 14,247 SQ.FT.

PROPOSED PARCEL C = 15,743 SQ.FT.
 INCLUDED ROADWAY = 3,335 SQ.FT.
 NET = 12,407 SQ.FT.

LAKE OWASSO HEIGHTS

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

COUNTY/CITY:
 RAMSEY COUNTY
 CITY OF SHOREVIEW

REVISIONS:

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

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.

Daniel L. Thurmes
 Daniel L. Thurmes Registration Number: 25718
 Date: 7-13-16

PROJECT LOCATION:
 600 N. OWASSO BLVD.
 PID#36023320041
 PID#36023320266

Suite #1
 6750 Stillwater Blvd. N.
 Stillwater, MN 55082
 Phone 651.275.8969
 Fax 651.275.8976
 dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME: SURVSUM02
 PROJECT NO.: SUM16002

MINOR LOT SUBDIVISION