MINOR SUBDIVISION

~for~ KATHY TRUSSELL
~of~ 1401 W. COUNTY ROAD E
ARDEN HILLS, MN 55112

Attachment C

EXISTING PROPERTY DESCRIPTION:

Lots 1 and 2 and the west 10 feet of Lot 3, all in Block 1, except the north 115 feet of said Lots, SHADY OAKS ADDITION, Ramsey County, Minnesota.

PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A:
Lot 1 and that part of Lot 2 which lies west of the east 80.00 of said Lot 2, Block 1, except the north 115 feet of said Lots, SHADY OAKS ADDITION, Ramsey County, Minnesota.

PARCEL B:
The east 80.00 feet of Lot 2 and the west 10 feet of Lot 3, Block 1, except the north 115 feet of said Lots, SHADY OAKS ADDITION, Ramsey County, Minnesota.

PROPOSED EASEMENT DESCRIPTIONS:

PARCEL A:
A perpetual easement for drainage and utility purposes over, under and across the northerly, southerly and westerly 12 feet and the easterly 6 feet of the following described parcel:

Lot 1 and that part of Lot 2 which lies west of the east 80.00 of said Lot 2, Block 1, except the north 115 feet of said Lots, SHADY OAKS ADDITION, Ramsey County, Minnesota.

PARCEL B:
A perpetual easement for drainage and utility purposes over, under and across the northerly, southerly and westerly 12 feet and the easterly 6 feet of the following described parcel:

The east 80.00 feet of Lot 2 and the west 10 feet of Lot 3, Block 1, except the north 115 feet of said Lots, SHADY OAKS ADDITION, Ramsey County, Minnesota.

ZONING/SETBACK INFORMATION:

Current Zoning = R-1 District

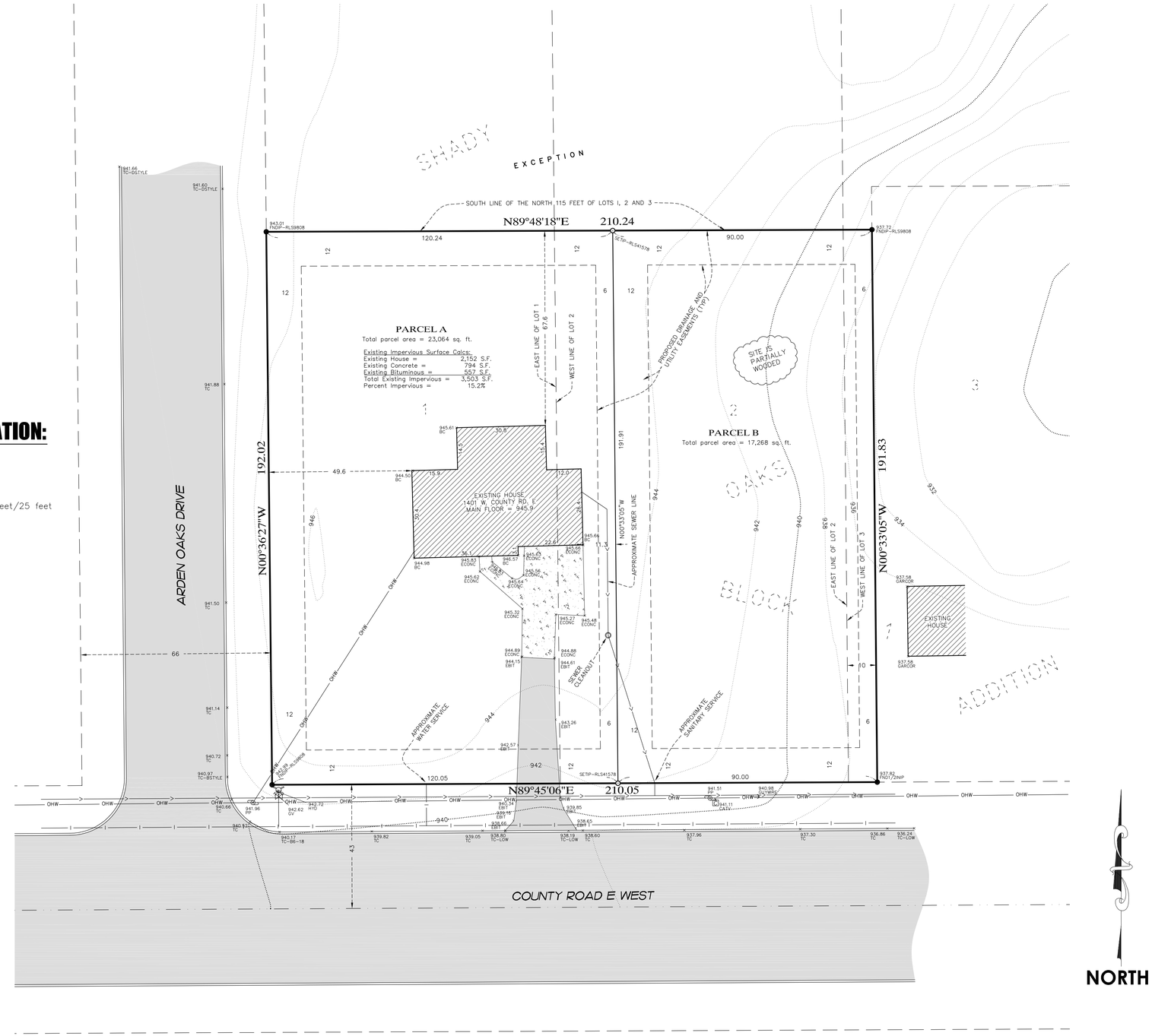
Building Setbacks:
Front = 40 feet
Rear = 30 feet
Side (minimim/total for both sides of lot) = 10 feet/25 feet
Side Corner (Arden Oaks Dr.) = 40 feet

NOTES:

- Field survey was completed by E.G. Rud and Sons, Inc. on 9/1/2016 and 10/11/2016.
- Bearings shown are on Ramsey County datum.
- 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: HSJ Benchmark shown on Preliminary Plat of Davidson Addition drawn by Harry S. Johnson Land Surveyors. Top nut hydrant located near the southwest corner of said Preliminary Plat. Elevation 943.51 (NAVD88).
- Parcel I.D.#: 27-30-23-34-0053.

LEGEND

- ● DENOTES IRON MONUMENT FOUND AS LABELED
- ○ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES HYDRANT
- GV DENOTES GATE VALVE
- OHW DENOTES POWER POLE AND OVERHEAD WIRES
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES CABLE PEDESTAL
- DENOTES EXISTING CONTOURS (MN-DNR LIDAR)
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

I hereby certify that this survey, plan or report was prepared by me 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: 10/12/2016 License No. 41578

DRAWN BY: BAB	JOB NO: 16707BT	DATE: 9/6/16	
CHECK BY: JER	SCANNED ☐		
1	10/12/16	MOVE DIVISION LINE 5 FT EAST	BAB
2			
3			
NO.	DATE	DESCRIPTION	BY

16707BT