

LEGAL DESCRIPTION:

The following Legal Description is as shown on Custom Homebuilders Title, LLC as agent for Old Republic National Title Insurance Company Title Commitment No. HB-37995, dated August 12, 2018.

Lots 1, 2 and 3, Block 4, Shadow Falls Park Addition, together with the portion of Laurel Avenue that upon vacation accrued and became annexed to said Lot 1, except that part of Lot 3, Block 4, Shadow Falls Park Addition, described as follows: Beginning at the intersection of the South line of said Lot 3 with the Westerly line of Otis Lane; thence Westerly a distance of 125 feet; thence Northerly a distance of 6 feet; thence Easterly parallel to the South line of said Lot 3 to the intersection of the West line of Otis Lane; thence Southwesterly along the West line of Otis Lane to the point of beginning, Ramsey County, Minnesota.

Torrens Property
Torrens Certificate No. 519244.

EASEMENT NOTES:

No easements are listed in the title commitment listed above.

Certificate of Title No. 519244 lists an easement running in favor of the City of St. Paul per Doc. No. 160697 in the memorials. No documents were provided for our review.

EXISTING IMPROVEMENT AREAS:

HOUSE	6005 SF
GARAGE	650 SF
DRIVEWAY	9824 SF
GRAVEL	58 SF
W. WALK	250 SF
PATIO	123 SF
N. WALK	77 SF
S. WALK	204 SF
E. WALK	77 SF
GAR. WALKS	163 SF
WALLS	184 SF
TOTAL AREA	17615 SF
% IMPROVED	19.07%

EXISTING ZONING AND SETBACK:

ZONING: R-2: ONE-FAMILY DISTRICT, with RC3 River Corridor Urban Open Overlay District

SETBACKS:
MISSISSIPPI R. BLVD. (FRONT) 36.75 FT
OTIS LANE (FRONT) 25 FT
SIDE SETBACK 8 FT
REAR SETBACK 25 FT

35% MAXIMUM IMPERVIOUS

EXISTING AREA:

TOTAL AREA = 92,348 SQ.FT. / 2.12 ACRES

PROPOSED AREAS:

LOT 1	= 18,058 s.f. / 0.41 ac.
LOT 2	= 11,434 s.f. / 0.26 ac.
LOT 3	= 13,784 s.f. / 0.32 ac.
LOT 4	= 12,246 s.f. / 0.28 ac.
LOT 5	= 12,814 s.f. / 0.29 ac.
LOT 6	= 13,216 s.f. / 0.30 ac.
PARK	= 8,312 s.f. / 0.19 ac.
R.O.W.	= 2,484 s.f. / 0.06 ac.

PROPOSED USE:

PROPOSED PROPERTY USE SUBSEQUENT TO PLATTING IS 6 SINGLE FAMILY RESIDENTIAL HOMES.

PROPOSED NOTES:

PROPERTY IS SUBJECT TO A 30 FT HEIGHT RESTRICTION

PROPERTY WILL BE COVERED BY A STORM SEWER MAINTENANCE COVENANT.

SURVEY NOTES:

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE RAMSEY COUNTY SURVEYS OFFICE.
- UNDERGROUND UTILITIES SHOWN PER GOPHER STATE ONE CALL LOCATES AND AS-BUILTS PLANS PROVIDED BY THE CITY OF ST. PAUL PUBLIC WORKS DEPARTMENT.
- THERE MAY BE SOME UNDERGROUND UTILITIES, GAS, ELECTRIC, ETC. NOT SHOWN OR LOCATED.

FLOOD INFORMATION:

THIS PROPERTY LIES WITHIN THE UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 27123C0080G HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

BENCHMARKS:

ELEVATIONS BASED ON INFORMATION FROM THE CITY OF ST. PAUL WEBSITE. TOP NUT OF THE HYDRANT AT MISSISSIPPI RIVER BLVD AND DAYTON WITH AN ELEVATION OF 825.28 WAS USED TO ESTABLISH VERTICAL CONTROL FOR THIS SURVEY (NAVD 88)

PROJECT BENCHMARK IS TOP OF IRON PIPE AT NE CORNER OF PLAT (SHOWN GRAPHICALLY). ELEVATION = 840.62 (NAVD88) = 146.36 (ST. PAUL DATUM)

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) 182922945. 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.

CALL BEFORE YOU DIG!

Gopher State One Call

TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

LEGEND:

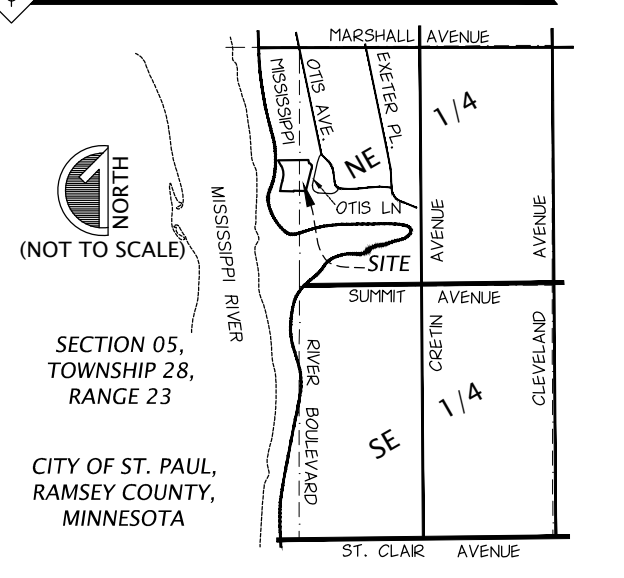
- FOUND MONUMENT
- SET 1/2" IRON PIPE MARKED PLS NO. 25718
- CABLE TV PEDESTAL
- AIR CONDITIONER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- LIGHT POLE
- GUY WIRE
- POWER POLE
- GAS MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- SANITARY CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- STORM DRAIN
- FLARED END SECTION
- STORM MANHOLE
- ✕ FIRE DEPT. CONNECTION
- HYDRANT
- CURB STOP
- WATER WELL
- WATER MANHOLE
- WATER METER
- POST INDICATOR VALVE
- WATER VALVE
- BOLLARD
- FLAG POLE
- MAIL BOX
- TRAFFIC SIGN
- UNKNOWN MANHOLE
- SOIL BORING
- SPOT ELEVATION
- TRAFFIC SIGNAL
- CONIFEROUS TREE
- DECIDUOUS TREE
- ✕ TREE TO BE REMOVED
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- WATER WELL
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- UNDERGROUND GAS
- SANITARY SEWER
- STORM SEWER
- WATERMANN
- FENCE
- CURB (TYPICAL)
- CONTOURS

MISSISSIPPI RIVER VISTA
ST. PAUL, MINNESOTA

CONTACT:

Nate Wissink
104 MRB, LLC
18312 Minnetonka Blvd.
Wayzata, MN 55391
Phone: 952.449.9448
Email: nate@elevationhomes.com

VICINITY MAP



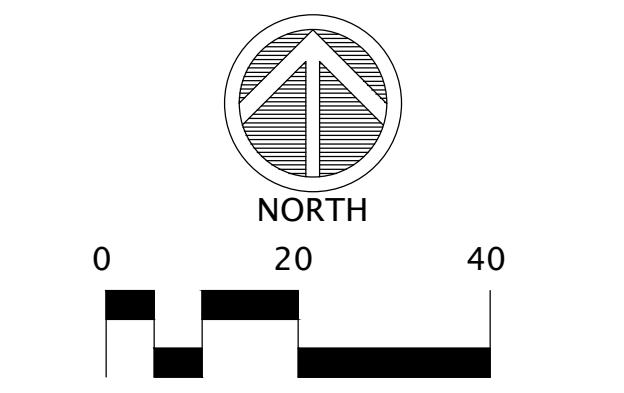
REVISIONS:

DATE	REVISION
06-14-19	INITIAL ISSUE
09-12-19	REVISED LAYOUT
09-13-19	MINOR REVS
12-23-19	CITY COMMENTS
01-02-20	STORM OFF
03-25-20	CITY / CNTY REVS
04-14-20	CITY REVS

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: 06-14-19



PROJECT LOCATION:

104
MISSISSIPPI RIVER BLVD. N.
PID#05282324002

Suite #200
1790 Northwestern Ave.
Stillwater, MN 55082
Phone 651.275.8969
dan@cssurvey.net

CORNERSTONE LAND SURVEYING, INC.

FILE NAME 2-PRPLAT-STR60.DWG
PROJECT NO. STR1806G

PRELIMINARY PLAT