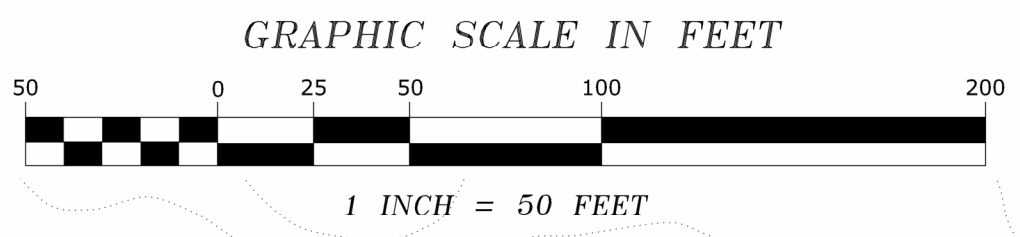
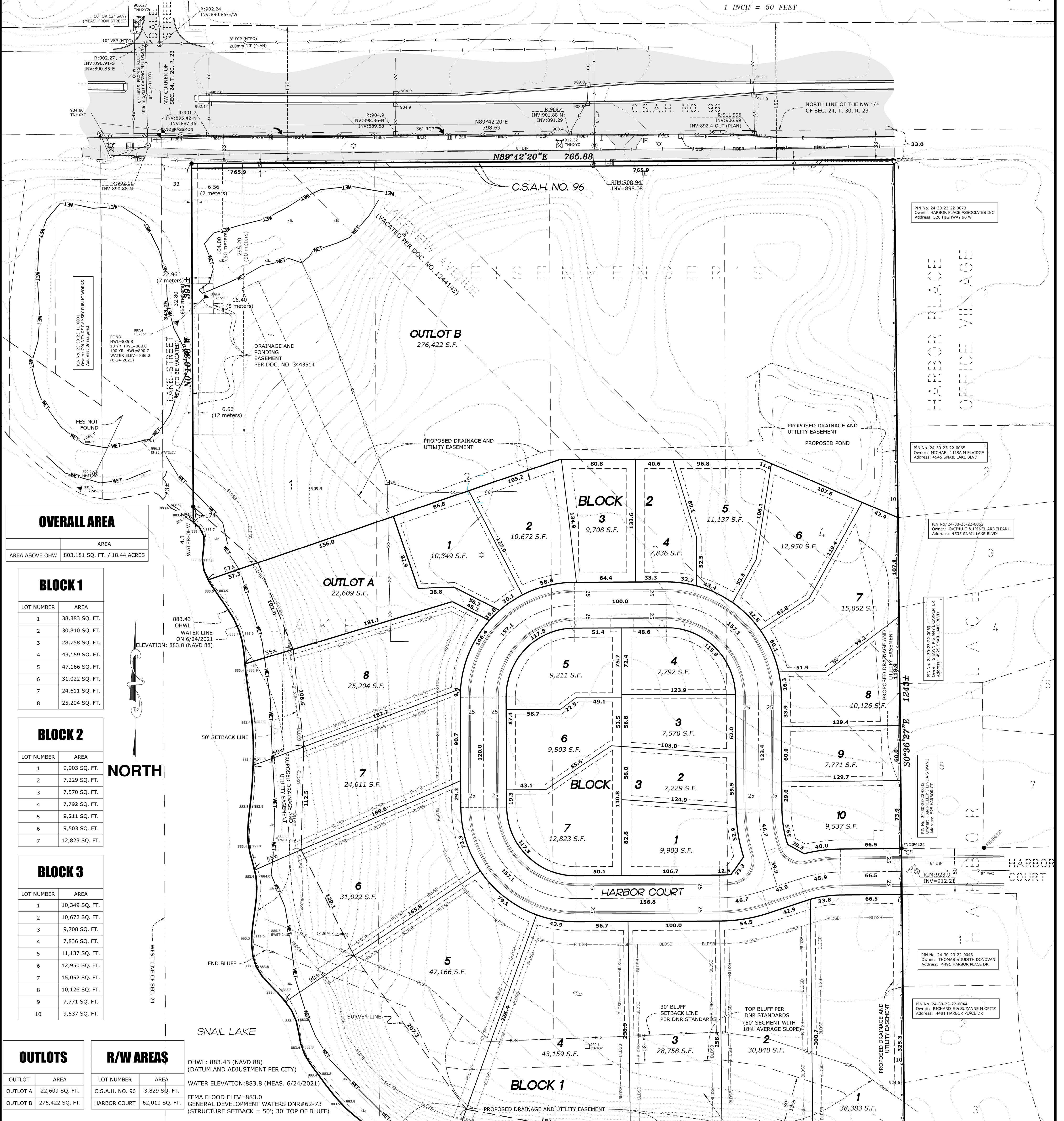


# PRELIMINARY PLAT SHOREVIEW VILLAS 580 HIGHWAY 96 DEVELOPMENT



**BENCHMARK:**  
RAMSEY COUNTY BENCHMARK 9164  
ELEVATION: 902.225 (NAVD 88)



**OVERALL AREA**

AREA	AREA
AREA ABOVE OHW	803,181 SQ. FT. / 18.44 ACRES

**BLOCK 1**

LOT NUMBER	AREA
1	38,383 SQ. FT.
2	30,840 SQ. FT.
3	28,758 SQ. FT.
4	43,159 SQ. FT.
5	47,166 SQ. FT.
6	31,022 SQ. FT.
7	24,611 SQ. FT.
8	25,204 SQ. FT.

**BLOCK 2**

LOT NUMBER	AREA
1	9,903 SQ. FT.
2	7,229 SQ. FT.
3	7,570 SQ. FT.
4	7,792 SQ. FT.
5	9,211 SQ. FT.
6	9,503 SQ. FT.
7	12,823 SQ. FT.

**BLOCK 3**

LOT NUMBER	AREA
1	10,349 SQ. FT.
2	10,672 SQ. FT.
3	9,708 SQ. FT.
4	7,836 SQ. FT.
5	11,137 SQ. FT.
6	12,950 SQ. FT.
7	15,052 SQ. FT.
8	10,126 SQ. FT.
9	7,771 SQ. FT.
10	9,537 SQ. FT.

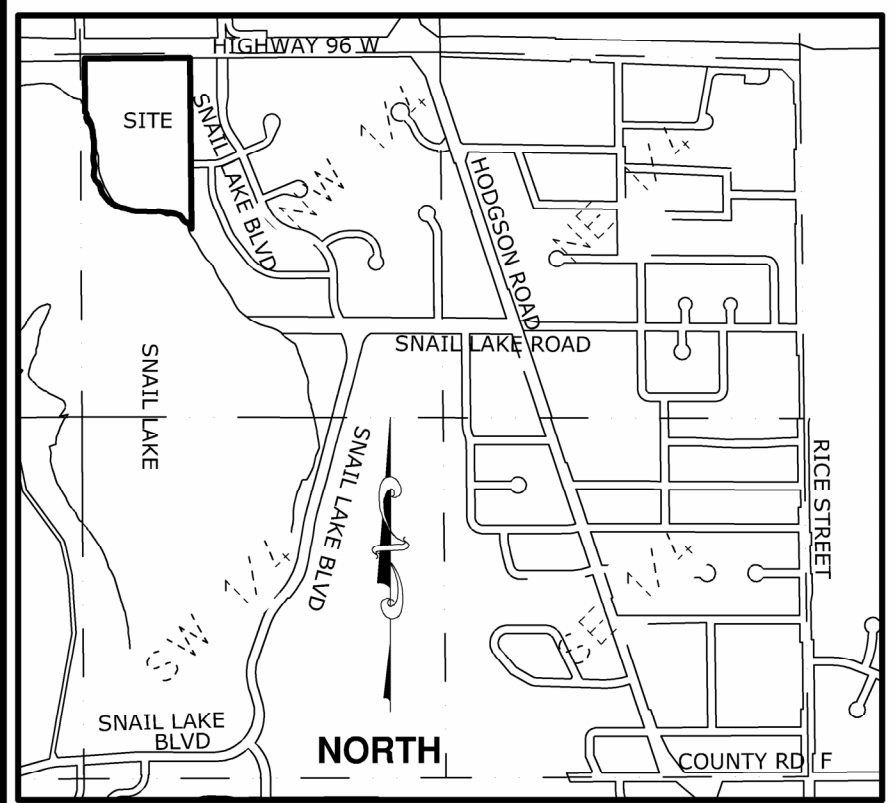
**OUTLOTS**

OUTLOT	AREA
OUTLOT A	22,609 SQ. FT.
OUTLOT B	276,422 SQ. FT.

**R/W AREAS**

LOT NUMBER	AREA
C.S.A.H. NO. 96	3,829 SQ. FT.
HARBOR COURT	62,010 SQ. FT.

**VICINITY MAP**  
PART OF SEC. 24, TWP. 30, RNG. 23



**LEGAL DESCRIPTION**

(per Land Title, Inc. as issuing agent for Stewart Title Guaranty Company, Commitment No. 623259)  
The land described in the Survey is the same as described in the title insurance commitment.  
Lots 1, 2, 3, & 4, J.F. Eisenmenger's Lake Villas, Ramsey County, Minnesota. Abstract Property  
And (Proposed) That part of vacated Lake Street accruing thereto by reason of street vacation.  
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.  
Date: 1/19/2024 License No. 41578

**GENERAL NOTES:**

- Fee ownership is vested in 580 Shoreview, LLC, a Minnesota limited liability company. Parcel ID Number: 24-30-23-22-0005.
- Address of the surveyed premises: 580 Highway 96 West, Shoreview, MN 55126
- Bearings shown hereon are based on the Ramsey County Coordinate System.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community No. 270384, Panel No. 0010 Suffix G by the Federal Emergency Management Agency, effective date June 4, 2010.
- Boundary area of the surveyed premises: 815,707± sq. ft. / 18.73 acres (Calculated to OHWL as shown and located).
- Contours are shown per MNGEO lidar distribution.
- A zoning endorsement letter was not furnished to the surveyor. A search of the City of Shoreview's web site indicates that the surveyed premises shown on this survey is currently zoned PUD.
- The surveyed premises has access to C.S.A.H. 96, a public street. The surveyed premises adjoins Harbor Court, a public street.
- Location of utilities existing on or serving the surveyed property determined by:
  - Observed evidence collected pursuant to Section 5.E.iv.
  - Markings requested by E.G. Rud and Sons, Inc. per Gopher State One Call Ticket No. 211662232.
  - Record drawings provided by others.
 Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation. Unless specific point is shown, onsite underground utilities are from survey by HTPD dated 8/12/1999.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- Wetland delineation by Jacobson Environmental. Wetlands shown per GPS location by Jacobson Environmental.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- Proposed improvements are shown per a Site Plan by Kinley-Horn and Associates, Inc., dated 1/14/2022.
- Land Title, Inc. as issuing agent for Stewart Title Guaranty Company, Commitment No. 623259, Schedule B-II Survey Related Exceptions:
  - 12. Drainage and Ponding Easement to County of Ramsey dated November 15, 2001, filed November 21, 2001 as Document Number 3443514. [Surveyor's note: Easement shown on survey]
  - 13. Drainage and Ponding Easement to County of Ramsey dated November 15, 2001, filed November 21, 2001 as Document Number 3443514. [Surveyor's note: Easement shown on survey]

**EASEMENT DETAIL**

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:  
BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

**PROPOSED ZONING**

- Block 1**  
R-1 Shoreland  
Minimum Lot Size 10,000 sq. ft.  
Minimum Lot Width 75 feet  
Minimum Lot Depth 125 feet  
Front 25 feet  
Side 10 feet (25 feet street side)  
Rear 30 feet
- Blocks 2 and 3**  
PUD
- Outlot A**  
PUD
- Outlot B**  
UND-Urban Underdeveloped District

**LEGEND**

- DENOTES MONUMENT FOUND #25341 OR AS LABELED
- DENOTES IRON MON. SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- DENOTES CURB STOP
- DENOTES EXISTING SPOT ELEVATION
- DENOTES GUY WIRE
- DENOTES HAND HOLE
- DENOTES HYDRANT
- DENOTES LIGHT POLE
- DENOTES MAILBOX
- DENOTES MISCELLANEOUS MANHOLE
- DENOTES POWER POLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER APRON
- DENOTES STORM SEWER MANHOLE
- DENOTES WATER VALVE
- DENOTES WET LAND
- DENOTES EDGE OF WETLAND, DELINEATION AND GPS LOCATION BY JACOBSON ENVIRONMENTAL
- DENOTES FENCE
- DENOTES GUARDRAIL
- DENOTES RETAINING WALL
- DENOTES LIDAR CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES 50 FOOT OHW SETBACK LINE
- DENOTES UNDERGROUND ELECTRIC LINE
- DENOTES UNDERGROUND FIBER OPTIC LINE
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

DRAWN BY: BPN JOB NO: 24.0008PP DATE: 1/19/2024  
CHECK BY: JER FIELD CREW: JR, RW/MR

1	
2	
3	
4	

**E.G. RUD & SONS, INC.**  
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