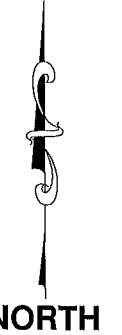
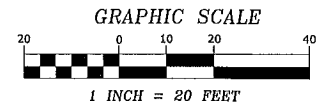


# CERTIFICATE OF SURVEY

~for~ KATHLEEN JOHNSON  
 ~of~ 2780 NOEL DRIVE  
 LITTLE CANADA, MN 55117



## EXISTING PROPERTY DESCRIPTIONS

**PARCEL ID NO. 05-29-22-31-0077**  
 Lot 16, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL ID NO. 05-29-22-31-0078**  
 Lot 17, Block 5, Gervais Heights, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

and  
 That part of the west 100 feet of Lot 19, Block 5, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

## PROPOSED PROPERTY DESCRIPTIONS

**PARCEL A**  
 Lot 16, Block 5 and the north 10 feet of Lot 17, Block 5, GERVAIS HEIGHTS, Ramsey County, Minnesota together with that part of the vacated Noel Drive accruing thereto.

**PARCEL B**  
 Lot 17, Block 5, Gervais Heights, Ramsey County, Minnesota EXCEPT the north 10 feet thereof, together with that part of the vacated Noel Drive accruing thereto.

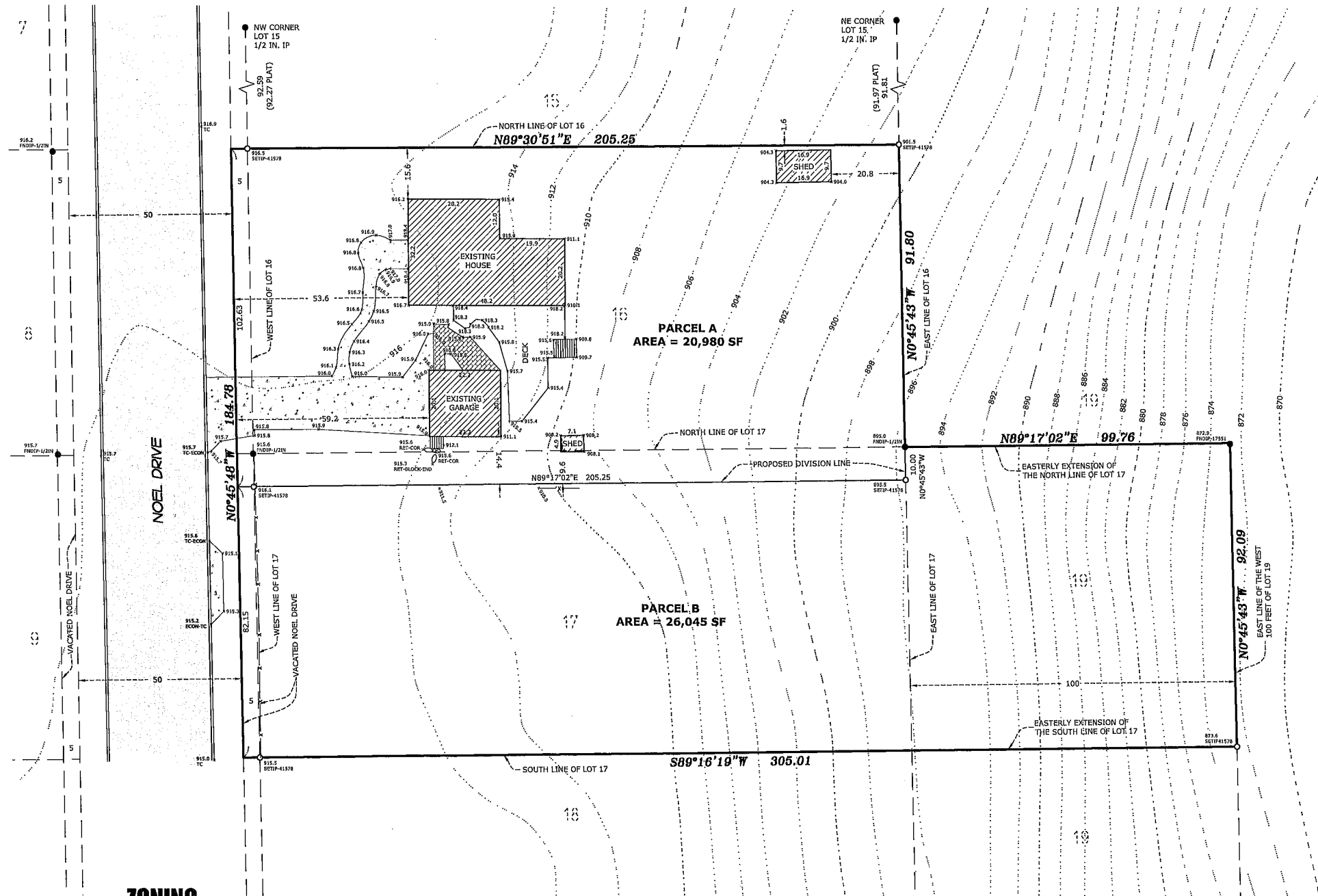
and  
 That part of the west 100 feet of Lot 19, Block 5, Gervais Heights, Ramsey County, Minnesota lying south of the easterly extension the north line of Lot 17, Block 5, Gervais Heights and lying north of the easterly extension of the south line of said Lot 17.

## NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 10/18/2022.
- Bearings shown are on Ramsey County datum.
- Parcel ID Number: 05-29-22-31-0077 and 05-29-22-31-0078.
- 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.

## LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- X 952.26 DENOTES EXISTING SPOT ELEVATION
- DENOTES FENCE
- DENOTES RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES PAVER SURFACE



## ZONING

Per City of Little Canada Zoning Map dated April 1, 2019 this parcel is currently zoned R-1 (Single Family Residential) and subject to the following standards per City of Little Canada Zoning Code:

- Minimum lot area = 10,000 SF (interior lot)  
 11,000 SF (corner lot)
- Minimum lot width = 75 ft. (interior lot)  
 80 ft. (corner lot)
- Minimum lot depth = 130 ft.
- Minimum setbacks (Principal structure)  
 Front = 30 ft.  
 Side = 7.5 ft.  
 Side (attached garage) = 5 ft.  
 Side (corner) = 20 ft.  
 Rear = 40 ft.

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: 11/3/2022 License No. 41578

## BENCHMARK

RAMSEY CO. BENCHMARK NO. 9119  
 ELEVATION: 890.19 (NAVD 88)

DRAWN BY: BAB	JOB NO: 221116BT	DATE: 10/20/2022
CHECK BY: JER	FIELD CREW: JH/CB	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

**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