

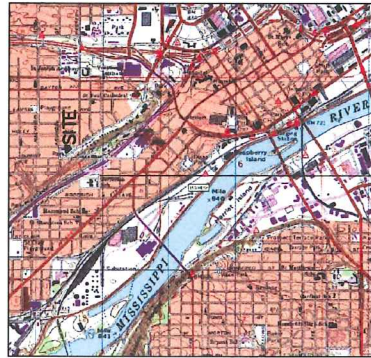
KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

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THE CARLSON RESIDENCE
420 PORTLAND AVENUE
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA
(PROPOSED ADJACENT PARCEL IN LOT 7, AUDITOR'S SUBDIVISION NO. 38)

SCALE IN FEET
BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD 83, 1996)
(VIA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

SECTION 01, T28N, R23W



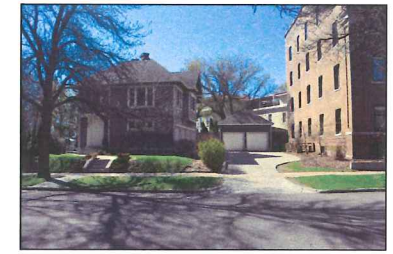
VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS

ZONED R-3: ONE-FAMILY RESIDENTIAL
MINIMUM LOT AREA - 6,000 SQ. FT.
MINIMUM LOT WIDTH - 50 FEET
MAXIMUM BUILDING HEIGHT - 30 FEET, OR 3 STORIES
BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 6 FEET
REAR - 25 FEET
WHERE AT LEAST 50 PERCENT OF THE FRONT FOOTAGE OF ANY BLOCK IS BUILT UP WITH PRINCIPAL STRUCTURES, THE MINIMUM FRONT YARD SETBACK FOR NEW STRUCTURES SHALL BE THE AVERAGE SETBACK OF THE EXISTING STRUCTURES, OR THE NORMAL SETBACK REQUIREMENT IN THE DISTRICT PLUS HALF THE AMOUNT THE AVERAGE SETBACK IS GREATER THAN THE NORMAL SETBACK REQUIREMENT, WHICHEVER IS LESS.
EXISTING STRUCTURES SET BACK 20 PERCENT MORE OR LESS THAN THE AVERAGE SHALL BE DISCOUNTED FROM THE FORMULA.
(AS PER CITY OF SAINT PAUL ZONING CODE)
(OWNER OR BUILDER TO VERIFY PRIOR TO CONSTRUCTION)

PROPOSED PARCEL DESCRIPTION

That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minn. described as follows:
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 50 seconds West (bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment), along the southwesterly line of said Lot 7, a distance of 132.80 feet to the Point of Beginning of the parcel of land to be described; thence continuing North 37 degrees 18 minutes 50 seconds West along the southwesterly line of said Lot 7, a distance of 55.65 feet to the north line of said Lot 7; thence North 89 degrees 48 minutes 45 seconds East, along said north line of Lot 7, a distance of 46.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet; thence at a right angle South 89 degrees 48 minutes 45 seconds West a distance of 13.00 feet to the Point of Beginning.
Said parcel contains 1,322 square feet or 0.0303 acres.



420 PORTLAND AVENUE (FRONT)
ST. PAUL, MINNESOTA

EXISTING LEGAL DESCRIPTION
420 PORTLAND AVENUE

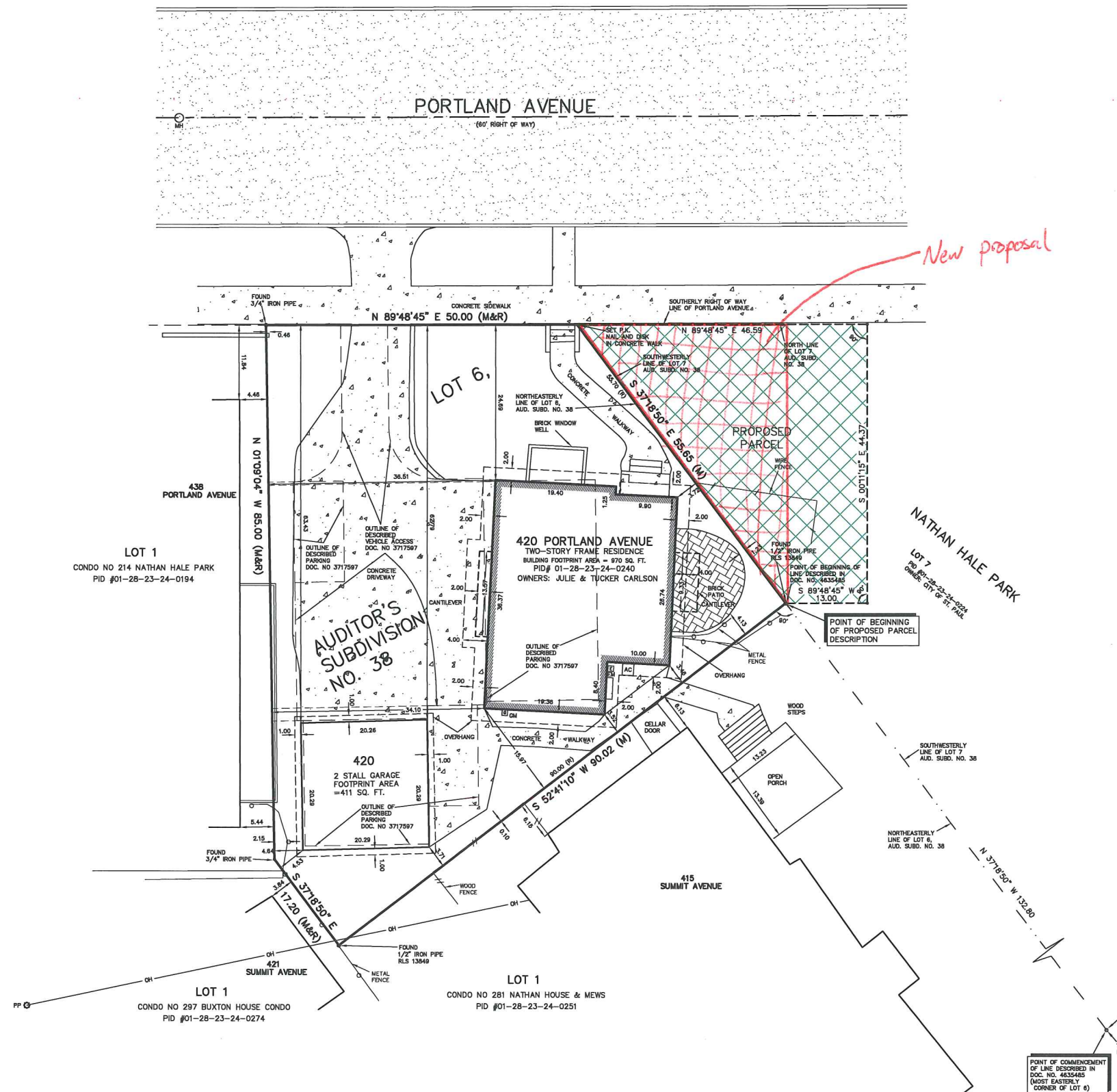
WARRANTY DEED DOCUMENT NO. 4635485
That part of Lot 6, Auditor's Subdivision No. 38, St. Paul, Minnesota, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota, which lies northwesterly of the following described line: Commencing at the most easterly corner of said Lot 6; thence northwesterly along the northwesterly line of said Lot 6; thence northwesterly along the northwesterly line of said Lot 6 a distance of 132.80 feet to the point of beginning of the line to be described; thence southwesterly at a right angle 90.00 feet to the southwesterly line of said Lot 6 and thence terminating.

SUBJECT PROPERTY =
5,404 SQ. FT. OR
0.1240 ACRES

NOTE: DESCRIBED PARKING AS PER DOC. NO. 3717597 WAS MOST LIKELY DESCRIBED AND PREPARED BY A NON-SURVEYOR. LIMITS DO NOT EXACTLY DESCRIBE THE EXISTING PHYSICAL FEATURES.

LEGEND

- M1 ○ MANHOLE
- CB □ CATCH BASIN
- PP □ POWER POLE
- LP □ LIGHT POLE
- TR □ TELEPHONE RISER
- PH ○ FIRE HYDRANT
- WV ○ WATER VALVE
- EM □ ELECTRIC METER
- G □ GAS METER
- AC □ AIR CONDITIONER
- MB □ MAIL BOX
- OH — OVERHEAD UTILITY LINES
- (N) — DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) — DENOTES RECORD DIMENSION AS PER CONDOMINIUM NO. 281
- — DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"
- //— WOODEN FENCE
- |— METAL FENCE
- x— WIRE FENCE



POINT OF COMMENCEMENT OF LINE DESCRIBED IN DOC. NO. 4635485 (MOST EASTERLY CORNER OF LOT 6)

POINT OF COMMENCEMENT OF PROPOSED PARCEL DESCRIPTION (MOST SOUTHERLY CORNER OF LOT 7)

POINT OF BEGINNING OF PROPOSED PARCEL DESCRIPTION



PREPARED FOR:
TUCKER CARLSON
420 PORTLAND AVENUE
ST. PAUL, MN 55102
EMAIL: tcarlson67@me.com

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Mark D. Kemper
MARK D. KEMPER, PLS 18407
DATED THIS 22ND DAY OF MARCH, 2018

CERTIFICATE OF SURVEY

17067 (17067R1.DWG)