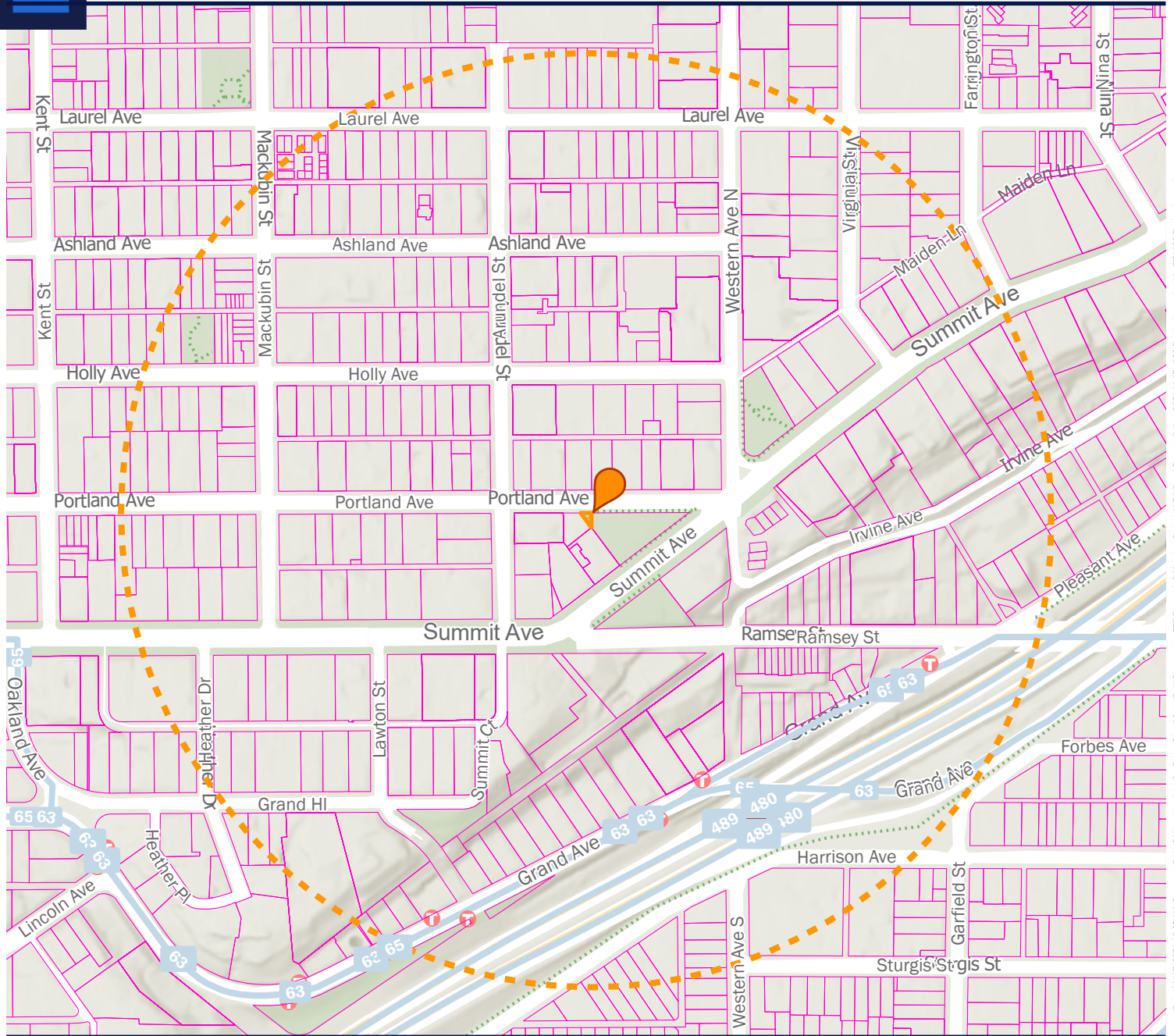


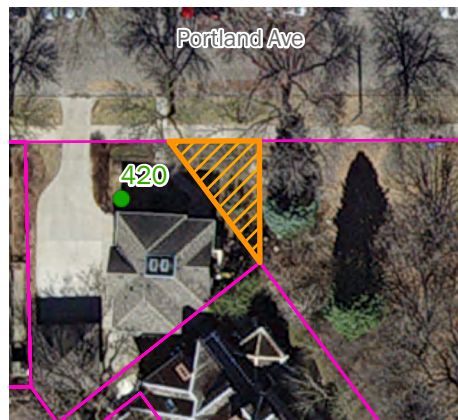








# HRA Board Report Map: 420 Portland Pass-Thru

November 19th, 2021



Date: 11/17/2021 10:03 AM Document Path: C:\Users\wadm\OneDrive - City of Saint Paul\Documents - PED Research & Mapping\Projects\HRA Board Reports\Online\2021\11.17 - 420 Portland pass thru.aprx



-  Proposed Parcel Location
-  Proposed parcel
-  Quarter mile from proposed parcel
-  Parcel boundaries
-  Transit stops
-  Transit routes





KEMPER & ASSOCIATES INC.  
PROFESSIONAL LAND SURVEYORS  
721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805  
email: kemper@pro-ns.net  
www.kempersurveys.com

# NATHAN HALE PARK

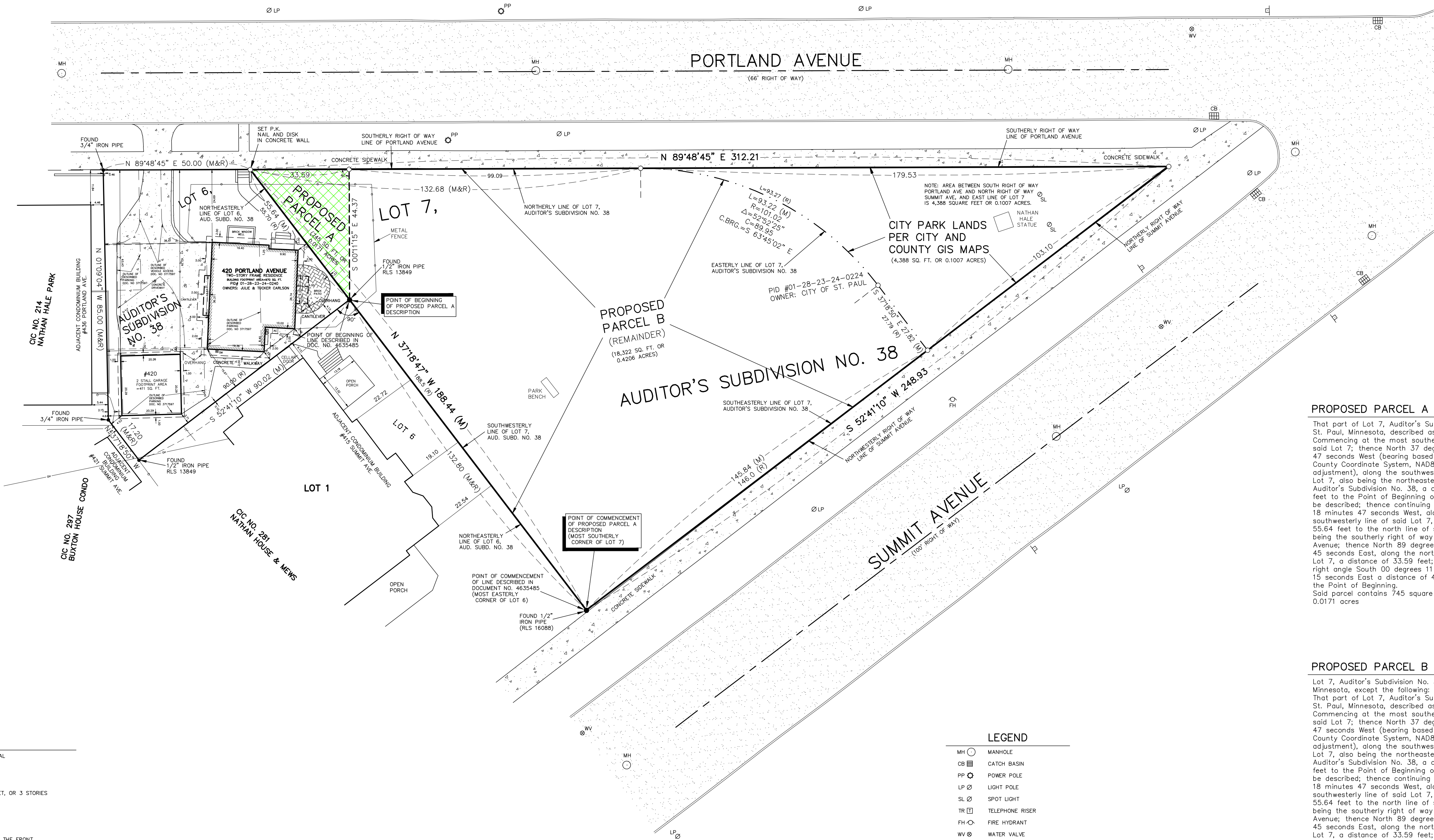
LOT 7, AUDITORS SUBDIVISION NUMBER 38

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

0 10 20  
1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:  
RAMSEY COUNTY  
COORDINATE SYSTEM  
(NAD83, 1986)

(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
VRS NETWORK)



## EXISTING LEGAL DESCRIPTION

420 PORTLAND AVENUE  
PID #01-28-23-24-0240  
WARRANTY DEED DOC. 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 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 there terminating.

NOTE: THE UNDERLINED CALL OF "NORTHWESTERLY" IN THE ABOVE DESCRIPTION SHOULD BE "NORTHEASTERLY".

## EXISTING AREA

420 PORTLAND AVENUE  
5,404 SQ. FT. OR 0.1241 ACRES

## PROPOSED PARCEL A DESCRIPTION

That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minnesota, described as follows:  
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 47 seconds West (bearing based on the Ramsey County Coordinate System, NAD83, 1996 adjustment), along the southwesterly line of said Lot 7, also being the northwesterly line of Lot 6, Auditor's Subdivision No. 38, a distance of 132.80 feet to the Point of Beginning of the parcel to be described; thence continuing North 37 degrees 18 minutes 47 seconds West, along said southwesterly line of said Lot 7, a distance of 55.64 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degrees 48 minutes 45 seconds East, along the north line of said Lot 7, a distance of 33.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet to the Point of Beginning.  
Said parcel contains 745 square feet or 0.0171 acres

## PROPOSED PARCEL B DESCRIPTION

Lot 7, Auditor's Subdivision No. 38, St. Paul, Minnesota, except the following:  
That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minnesota, described as follows:  
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 47 seconds West (bearing based on the Ramsey County Coordinate System, NAD83, 1996 adjustment), along the southwesterly line of said Lot 7, also being the northwesterly line of Lot 6, Auditor's Subdivision No. 38, a distance of 132.80 feet to the Point of Beginning of the parcel to be described; thence continuing North 37 degrees 18 minutes 47 seconds West, along said southwesterly line of said Lot 7, a distance of 55.64 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degrees 48 minutes 45 seconds East, along the north line of said Lot 7, a distance of 33.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet to the Point of Beginning.  
Said parcel contains 18,322 square feet or 0.4206 acres

## PROPOSED COMBINED DESCRIPTION FOR 420 PORTLAND AVENUE

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 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 there terminating.

AND  
That part of Lot 7, Auditor's Subdivision No. 38, St. Paul, Minnesota, described as follows:  
Commencing at the most southerly corner of said Lot 7; thence North 37 degrees 18 minutes 47 seconds West (bearing based on the Ramsey County Coordinate System, NAD83, 1996 adjustment), along the southwesterly line of said Lot 7, also being the northwesterly line of Lot 6, Auditor's Subdivision No. 38, a distance of 132.80 feet to the Point of Beginning of the parcel to be described; thence continuing North 37 degrees 18 minutes 47 seconds West, along said southwesterly line of said Lot 7, a distance of 55.64 feet to the north line of said Lot 7, also being the southerly right of way line of Portland Avenue; thence North 89 degrees 48 minutes 45 seconds East, along the north line of said Lot 7, a distance of 33.59 feet; thence at a right angle South 00 degrees 11 minutes 15 seconds East a distance of 44.37 feet to the Point of Beginning.  
Said parcel contains 18,322 square feet or 0.4206 acres

## COMBINED AREA

6,149 SQ. FT. OR 0.1412 ACRES

## LEGEND

- MH ○ MANHOLE
- CB ■ CATCH BASIN
- PP ○ POWER POLE
- LP ○ LIGHT POLE
- SL ○ SPOT LIGHT
- TR □ TELEPHONE RISER
- FH ○ FIRE HYDRANT
- WV ○ WATER VALVE
- CR □ CABLE RISER
- EM □ ELECTRIC METER
- GM □ GAS METER
- AC □ AIR CONDITIONER
- △ SIGN
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLATS AND LEGAL DESCRIPTIONS
- DENOTES SET 5/8" x 18" IRON ROD WITH CAP MARKED "KEMPER 18407", UNLESS OTHERWISE NOTED
- DENOTES IRON MONUMENT FOUND, AS NOTED

## 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)

# CERTIFICATE OF SURVEY

17067 (17067RS.DWG)

PREPARED FOR:  
TUCKER CARLSON  
420 PORTLAND AVENUE  
ST. PAUL, MINNESOTA 55102  
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 8TH DAY OF JANUARY, 2020