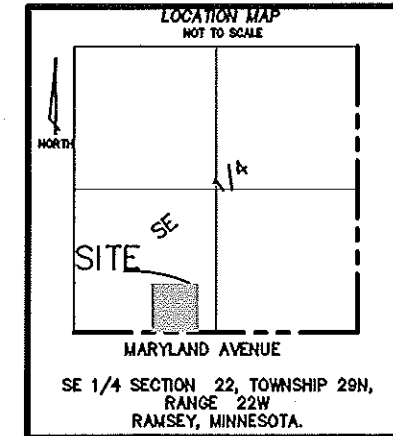


# EMJA Gunderson Addition

UNPLATTED



1440 Arcade St, Suite 250  
 St Paul, MN 55106  
 Phone: 651-766-0112  
 Fax: 651-775-0206  
 E-mail: info@m-p-associates.com

**M&P**  
 M&P ASSOCIATES  
 1440 ARCADE STREET, SUITE 250  
 ST. PAUL, MINNESOTA 55106  
 (651) 766-0112  
 CONTACT: ALLEN SCHLUPP

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 engineer under the laws of the State of Minnesota.  
 Allen C. Schlupp  
 Date: 7/12/17 U.C. No. 21292

DATE	REVISIONS

CLIENT  
 ERIC GUNDERSON  
 1420 HAGUE AVENUE ST PAUL MN 55104-6703  
 PH: (651) 226-1521

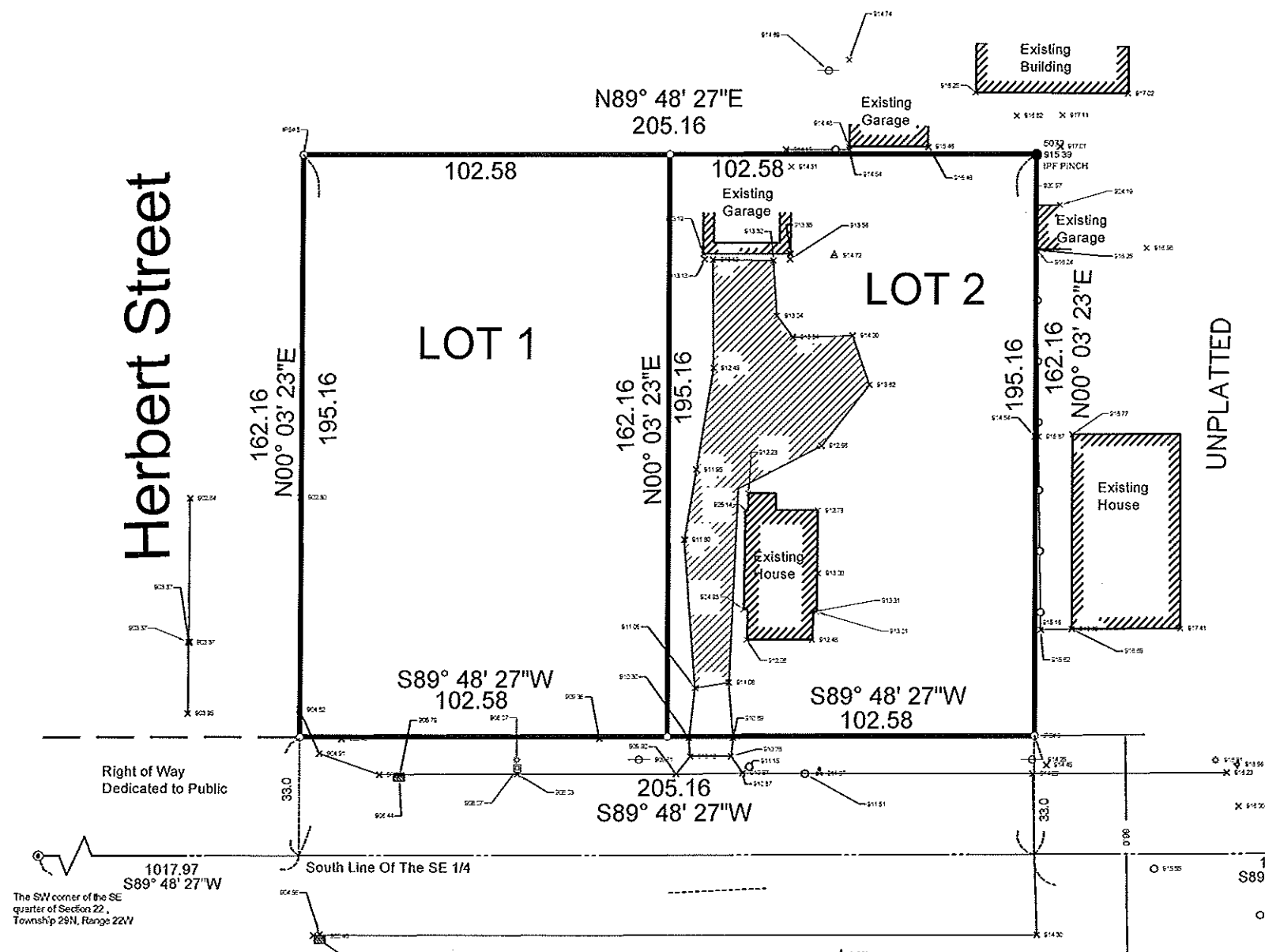
PRELIMINARY PLAT  
 1651 Maryland Avenue St. Paul, MN

PROJECT #  
 3883.001

DATE  
 07/12/2017

SHEET #  
 C1

Herbert Street



Maryland Avenue E

UNPLATTED

**EXISTING LEGAL:**  
 Commencing at the Southwest corner of the Southeast Quarter of Section 22, Township 29, Range 22, which is in the center of Maryland Street; thence west along the center of Maryland Street 90 feet; thence north at right angles to the center line of Maryland Street 33 feet to a point in the north line of Maryland Street, which is the point of beginning of the land to be described; running thence north at right angles to Maryland Street 262.16 feet to a point; running thence west at right angles 205.16 feet; running thence south at right angles 262.16 feet to the north line of Maryland Street; running east at right angles along the north line of Maryland Street 205.16 feet to the place of beginning, except the North 100 feet thereof.

**PROPERTY ADDRESS:**  
 1651 MARYLAND AVE.  
 ST PAUL, MN

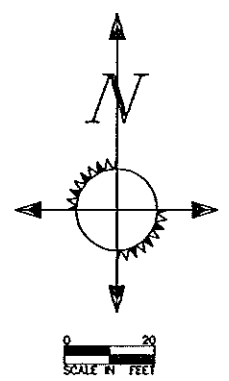
**PID NO. 22.29.22.43.0021**

**EXISTING ZONING**  
 R-3 LOW DENSITY RESIDENTIAL DISTRICT

**PROPOSED ZONING RM-1**  
 TOTAL ACREAGE = 40039.02sq.ft. (Excluding R/W) = 33268.74 sq.ft.  
 TOTAL NUMBER LOTS = 2  
 NET DENSITY = .38 UNITS/ACRE  
 MINIMUM LOT SIZE = 6000 sq.ft.  
 Area (Lot 1) = Area (Lot 2) = 20019.51 sq.ft. ( Excluding R/W)=16634.37 sq.ft.

**SETBACK AND FRONTAGE INFORMATION**

FRONT YARD (MINOR COLLECTOR STREET)	25 FEET
REAR YARD:	25 FEET
SIDE YARD (PRINCIPAL BUILDING):	6 FEET
MINIMUM LOT WIDTH AT RIGHT OF WAY LINE,	60 FEET



- LEGEND:**
- Denotes set Iron Pipe with RLS No. 21292.
  - Denotes Iron Monument Found
  - ⊙ Denotes Cast Iron Monument Found
  - ⊛ Denotes Light Pole
  - ⊞ Denotes Power Pole
  - ⊠ Denotes Electric Box
  - ⊕ Denotes Hydrant
  - GV Denotes Gate Valve
  - ⊞ Denotes Catch Basin
  - MH ○ Denotes Sanitary Manhole

## PRELIMINARY PLAT