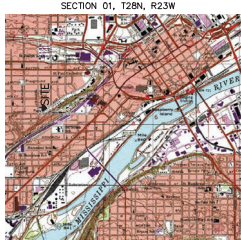


KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.
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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)

1 INCH EQUALS 10 FEET
 BASIS FOR MEASUREMENTS:
 PROPERTY CORNER
 CONCRETE TIE
 (NO AL. 1945)
 (ON REAL TIME MEASUREMENTS UTILIZING THE BEST OF TRANSPORTATION ME NETWORKS)



VICINITY MAP
 (NO SCALE)



420 PORTLAND AVENUE (FRONT)
 ST. PAUL, MINNESOTA

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 STORES
 BUILDING SETBACKS:
 FRONT - 25 FEET
 SIDE - 6 FEET
 REAR - 25 FEET
 WHERE AT LEAST 50 PERCENT OF THE FRONT FOOTPRINT 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 30 seconds West (bearing based on the Ramsey County Coordinate System, NAD83 1996 adjustment), along the southerly 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 southerly line of said Lot 7, a distance of 55.65 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 said north line of Lot 7, a distance of 33.59 feet; thence at a right angle South 90 degrees 11 minutes 15 seconds East a distance of 44.37 feet to the Point of Beginning.
 said parcel contains 745.0 square feet or 0.0171 acres.

EXISTING LEGAL DESCRIPTION

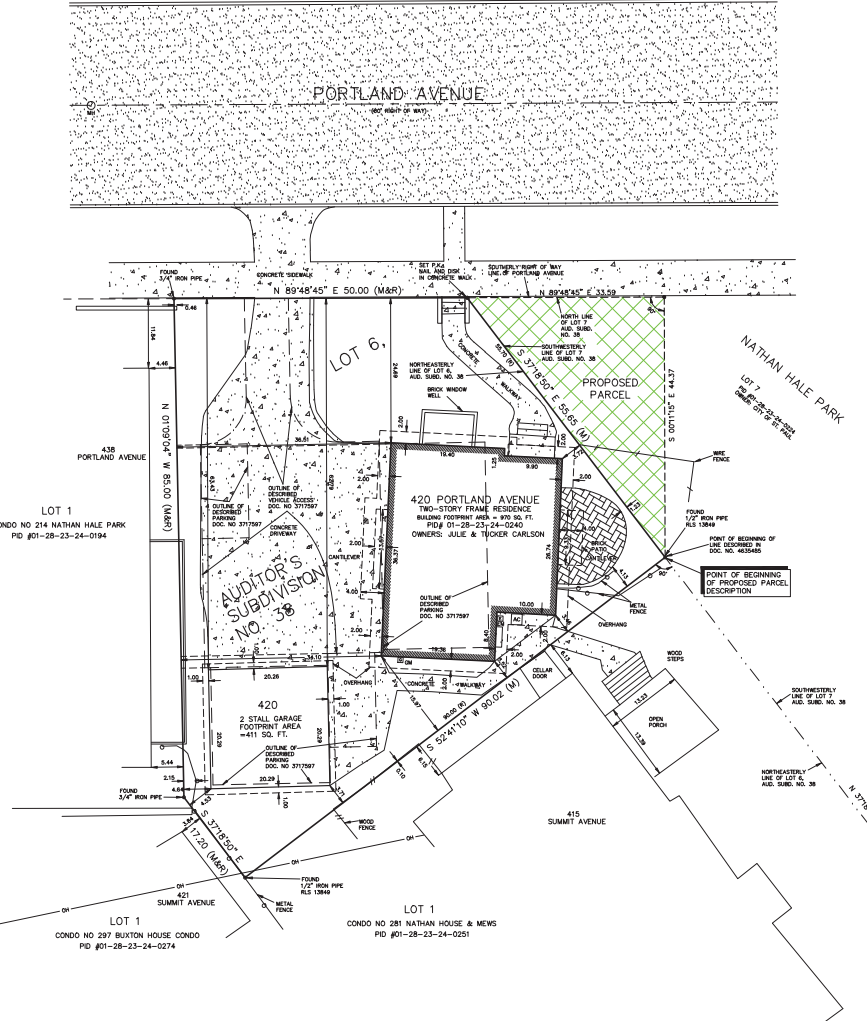
WARRANTY DEED DOCUMENT NO. 4635485
 That part of Lot 6, Auditor's Subdivision No. 38, St. Paul, Minnesota, according to the recorded plat thereof on file in the office of the County Recorder, Ramsey County, Minnesota, which lies northeasterly of the most westerly corner of said Lot 6; thence northeasterly along the north westerly line of said Lot 6, the 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

NOTES: EXISTING PARCEL AS PER DOC. NO. 371797 MAY NOT EXIST OR BE DIFFERENT FROM THE EXISTING PHYSICAL FEATURES.

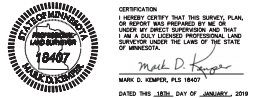
LEGEND

- MHC MANHOLE
- CB CATCH BASIN
- PF POWER POLE
- LP LIGHT POLE
- TR TELEPHONE RISER
- FW FIRE HYDRANT
- WV WATER VALVE
- EM ELECTRIC METER
- GM GAS METER
- AC AIR CONDITIONER
- MR MAIL BOX
- SI SIGN
- OL OVERHEAD UTILITY LINES
- OD OVERHEAD OVERLOOK
- OD MEASURED PERMANENTLY THE COURSE OF THE SURVEY
- DR DRAINAGE RECORD
- DR DRAINAGE AS PER CORDMAN NO. 281
- DR DRAINAGE SET SURVEY MOMENT MAPPED TOWER MARK
- WF WOOD FENCE
- MF METAL FENCE
- WF WIRE FENCE



POINT OF COMMENCEMENT OF PROPOSED PARCEL DESCRIPTION
 WEST SOUTHERLY CORNER OF LOT 7

POINT OF COMMENCEMENT OF PARCELS DESCRIBED IN DOC. NO. 4635485
 CORNER OF LOT 6



PREPARED FOR:
 TUCKER CARLSON
 420 PORTLAND AVENUE
 ST. PAUL, MN 55102
 EMAIL: tcarson@7me.com

DESCRIPTION:
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A SOLE LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
 Mark D. Kemper
 DATED THIS 18TH DAY OF JANUARY, 2019

CERTIFICATE OF SURVEY

17067 (17067)2.DWG REVISED DESCRIPTION AND DRAWING 1/18/2019