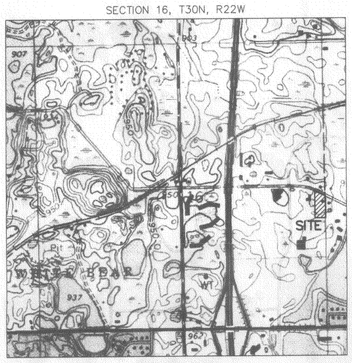
1298 NORTH BIRCH LAKE BLVD.

CITY OF WHITE BEAR LAKE, RAMSEY COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTION BELOW)

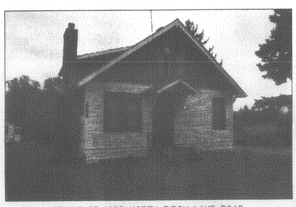
SECTION 16, T30N, R22W



VICINITY MAP
(NO SCALE)

1 INCH EQUALS 30 FEET

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



FRONT OF 1298 NORTH BIRCH LAKE ROAD

NOTE: CURVE DATA FOR SUBJECT SURVEY TIED TO CURVE SHOWN ON REGISTERED LAND SURVEY NO. 453 AND RAMSEY COUNTY G.I.S. DATA SHOWING A TOTAL DELTA ANGLE OF 28°30' ALONG THE CENTERLINE OF NORTH BIRCH LAKE ROAD

EAST QUARTER CORNER OF SECTION 16, T30N, R22W

NORTHEAST CORNER OF TRACT A, RLS NO. 453

L=186.71
R=1113.28
Δ=09°36'23"
CH=186.49
C.BRG.=N 73°39'58" W

CONC. APRON

CONCRETE CURB

L=142.06
R=1113.28
Δ=07°18'40"
CH=141.96
C.BRG.=S 65°32'23" E

N. BIRCH LAKE BLVD.
(66' RIGHT OF WAY)

BITUMINOUS SIDEWALK

GRAVEL

BIRCH APRON

N 00°30'47" W 505.59

FOUND 1/2" IRON PIPE S 19°18'41" W 3.75

REFUSE ENCLOSURE

17.35
47.26

ADJACENT OFFICE BUILDING #1280 N. BIRCH LAKE BLVD.

PID #15-30-22-41-0017
OWNER: CITY OF WHITE BEAR LAKE
ZONED: PUBLIC FACILITIES DISTRICT

SOUTHERLY RIGHT OF WAY LINE OF N. BIRCH LAKE BLVD.

S 61°53'03" E 78.97

PROPOSED LOT LINE

99'-0"
99'-0"
6'
80'-0"
13'

FOUND 1/2" PINCHED IRON PIPE S 07°53'41" W 0.66

S 61°56'20" E 200.12

179.86
47.58

GRAVEL DRIVEWAY

STEPS

PROPOSED GARAGE

PROPOSED HOUSE

1298 BIRCH LAKE BLVD. N.

34.22
26.20
28.22
23.00
43.16
10.15
CONC.
±16.09
25.80

145.58
145.80
194.74

FOUND 1/2" IRON PIPE (RLS 9808)

PID #15-30-22-32-0002
ZONED PZR-PERFORMANCE ZONE-RESIDENTIAL DISTRICT

WEST LINE OF THE SOUTHWEST QUARTER OF SEC. 15, T30N, R22W

ADJACENT RESIDENCE #1306 N. BIRCH LAKE BLVD.

FOUND 1/2" IRON PIPE (RLS 18418)

WEST LINE OF THE EAST 198 FEET OF THE SOUTHEAST QUARTER OF SECTION 16, T30N, R22W

PID #15-30-22-41-0022
OWNER: PROPERTIES OF WHITE BEAR LAKE
ZONED: DED-DIVERSIFIED BUSINESS DEVELOPMENT DISTRICT

N 00°30'47" W 501.12

121.14

SHED

4.11
4.21

EXISTING HOME TO BE DEMOED

ADJACENT GARAGE

25.37

PID #16-30-22-41-0003

CONCRETE (OLD FOUNDATION?)

EAST LINE OF THE SOUTHEAST QUARTER OF SEC. 16, T30N, R22W

S 28°33'40" E 146.00

S 00°30'47" E 404.15

FOUND 1/2" IRON PIPE (RLS 18418)

N 75°15'40" W 109.78

FOUND 1/2" IRON PIPE (RLS 18418)

119.12

CHICKEN COOP

FOUND 1/2" IRON PIPE (RLS 9808)

LOT 3, BLOCK 1,
PID #15-30-22-32-0078
OWNER: CLOISTERS AT BIRCH LAKE ASSOCIATION

LOT 1, BLOCK 1,
PID #15-30-22-32-0076
OWNER: MARY BAKER

198.00

295.11

ADJACENT RESIDENCE #1 FIFTH BIRCH LANE

11.86
0.7
11.88
0.6

THE CLOISTERS AT BIRCH LAKE FIFTH ADDITION

209.41

200.00

165.88

PID #6-30-22-41-0021
OWNER: DNA FAMILY PROPERTIES
ZONED: DED-DIVERSIFIED BUSINESS DEVELOPMENT DISTRICT

LOT 3, BLOCK 1,

BOULEAU ROAD

CONC. CURB

THE CLOISTERS AT BIRCH LAKE ASSOCIATION

FOUND 1/2" IRON PIPE

NORTH LINE OF THE SOUTH 714.50 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, T30N, R22W

FOUND 1/2" IRON PIPE (RLS 41578)

7.3

S 89°43'00" W 198.00

PID #6-30-22-41-0024
OWNER: REAL ESTATE VOYAGER II
ZONED: DED-DIVERSIFIED BUSINESS DEVELOPMENT DISTRICT

OUTLOT A, THE CLOISTERS AT BIRCH LAKE
PID #15-30-22-32-0080
OWNER: CLOISTERS BIRCH LAKE ASSOCIATION

S 00°26'47" E 203.75

SOUTHEAST CORNER OF SECTION 16, T30N, R22W

LEGAL DESCRIPTION

QUIT CLAIM DEED DOC. NO. 3544211

Except the south 714.50 feet, the East 198 feet of that part of the Northeast One Quarter (1/4) of the Southeast One Quarter (1/4) of Section 16, Township 30, Range 22, lying South of North Birch Lake Boulevard.

AREA SUMMARY

SUBJECT PROPERTY = 90,194 SQ. FT. OR 2.0706 ACRES

ZONING REQUIREMENTS

ZONED PZ-R – PERFORMANCE ZONE-RESIDENTIAL DISTRICT SUBJECT TO SHORELAND OVERLAY DISTRICT

MINIMUM LOT AREA – 15,000 SQ. FT. (PZR & S)

MINIMUM LOT WIDTH – 80 FEET AT BUILDING SETBACK LINE (PZR)
– 75 FEET (S)

MAXIMUM IMPERVIOUS SURFACE TO AREA RATIO – 30% (S)

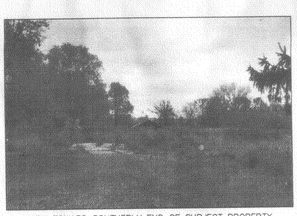
MAXIMUM HEIGHT – 36 FEET (PZR)
– 35 FEET (S)

BUILDING SETBACKS:
FRONT – 50 FEET ON 9 TON OR MORE ROADS, 30 FEET OTHERWISE (PZR)
SIDE – 10 FEET (PZR)
– 20 FEET (S)
– 5 FEET FOR ATTACHED GARAGES (PZR)
REAR – 30 FEET (PZR)
(AS PER CITY OF WHITE BEAR LAKE ZONING CODE)

LEGEND

- PP ○ POWER POLE
- TR [T] TELEPHONE RISER
- LP Ø LIGHT POLE
- MH (M) MANHOLE
- CB ■ CATCH BASIN
- —OH— OVERHEAD UTILITY LINES
- • DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

NOTE: WETLANDS, IF ANY, ON THE SUBJECT PROPERTY ARE NOT DELINEATED NOR SHOWN HEREON.



VIEW TOWARD SOUTHERLY END OF SUBJECT PROPERTY

REAR OF 1298 NORTH BIRCH LAKE ROAD

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

PREPARED FOR:
BETSY LAREY
1302 N. BIRCH LAKE BLVD.
WHITE BEAR LAKE, MN 55110
651-426-0161
CELL 651-470-2297

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, PLS #18407
DATED THIS 13 DAY OF January 2011

CERTIFICATE OF SURVEY

11186 (11186.DWG) D.B. TODD HOLEN

KEMPER & ASSOCIATES, INC. ©