

SECTION 34, T30N, R23W



VICINITY MAP  
(NO SCALE)

# THE ENGEN RESIDENCE

## 3394 GLENARDEN ROAD

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTION BELOW)

1 INCH EQUALS 20 FEET  
BASIS FOR BEARINGS:  
RAMSEY COUNTY  
COORDINATE SYSTEM  
(NAD 83, 1993)  
(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
WIS NETWORK)

### LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 243008

Lot 14, Block 5, Arden Hills No. 2, Arden Hills No. 2  
The West 25 feet of Lot 13, Block 5, Arden Hills No. 2  
Subject to an easement in favor of the State of  
Minnesota to construct and maintain temporary snow  
fences upon the lands adjoining and adjacent to  
State Trunk Highway 51 and to exclusively control and  
regulate the planting culture and cutting of all grass,  
shrubs, trees and natural growth existing on land  
acquired by the State for said Trunk Highway,  
Covers Lot 14, Block 5 of above property.

PROPERTY AREA =  
53,170 SQ. FT.  
OR 1.2206 ACRES

NOTE: A SURVEY OF THE SUBJECT  
PROPERTY BY HAROLD PURTELL  
DATED JANUARY 19, 1952 WAS  
USED AS A REFERENCE FOR THIS  
SURVEY.

### LEGEND

- MH ( ) MANHOLE
- CB ( ) CATCH BASIN
- FH ( ) FIRE HYDRANT
- WV ( ) WATER VALVE
- PP ( ) POWER POLE
- TR ( ) TELEPHONE RISER
- EM ( ) ELECTRIC METER
- GM ( ) GAS METER
- AC ( ) AIR CONDITIONER
- MB ( ) MAIL BOX
- ( ) SIGN
- OH - OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER PLAT OF ARDEN HILLS NO. 2
- ( ) DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

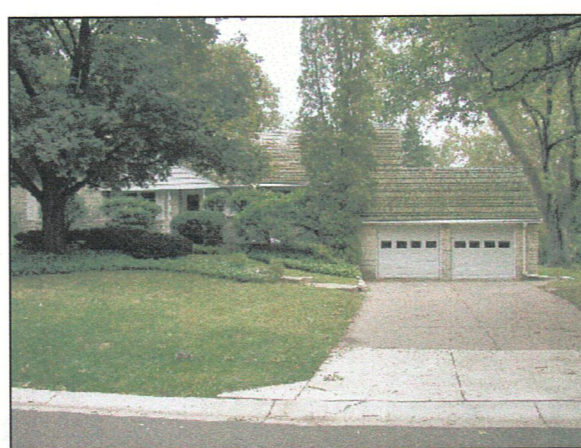
### ZONING REQUIREMENTS

ZONED R-1 - SINGLE FAMILY RESIDENTIAL DISTRICT  
 MINIMUM LOT AREA - 14,000 SQ. FT.  
 MINIMUM LOT WIDTH - 95 FEET  
 MINIMUM LOT DEPTH - 130 FEET  
 MAXIMUM FLOOR AREA RATIO - 0.3  
 MAXIMUM BUILDING COVERAGE - 25%  
 MINIMUM LANDSCAPE LOT AREA - 65%  
 MAXIMUM HEIGHT - 35 FEET  
 BUILDING SETBACKS:  
 FRONT - 40 FEET  
 REAR - 30 FEET  
 SIDE - 10 FEET  
 CORNER SIDE - 40 FEET  
 (AS PER CITY OF ARDEN HILLS ZONING CODE)

### 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



FRONT OF 3394 GLENARDEN ROAD



REAR OF 3394 GLENARDEN ROAD

## CERTIFICATE OF SURVEY

10176 (10176.DWG) D.B. TODD HOLLEN

PREPARED FOR:  
 DICK ENGEN  
 3394 GLENARDEN ROAD  
 ARDEN HILLS, MN 55112  
 651-631-0192

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.

18407  
 MARK D. KEMPER, PLS 18407  
 DATED THIS 16 DAY OF November, 2010