

**KEMPER & ASSOCIATES INC.**  
PROFESSIONAL LAND SURVEYORS

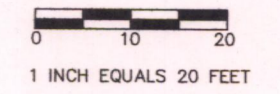
721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805  
email: kemper@pro-rs.net  
www.kemper-surveys.com

# 1761 & 1779 LAKE VALENTINE ROAD

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



SOUTHERLY SIDE OF 1779 LAKE VALENTINE ROAD  
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



1 INCH EQUALS 20 FEET  
BASIS FOR BEARINGS:  
RAMSEY COUNTY  
COORDINATE SYSTEM  
(NAD83, 1996)  
(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
VES NETWORK)

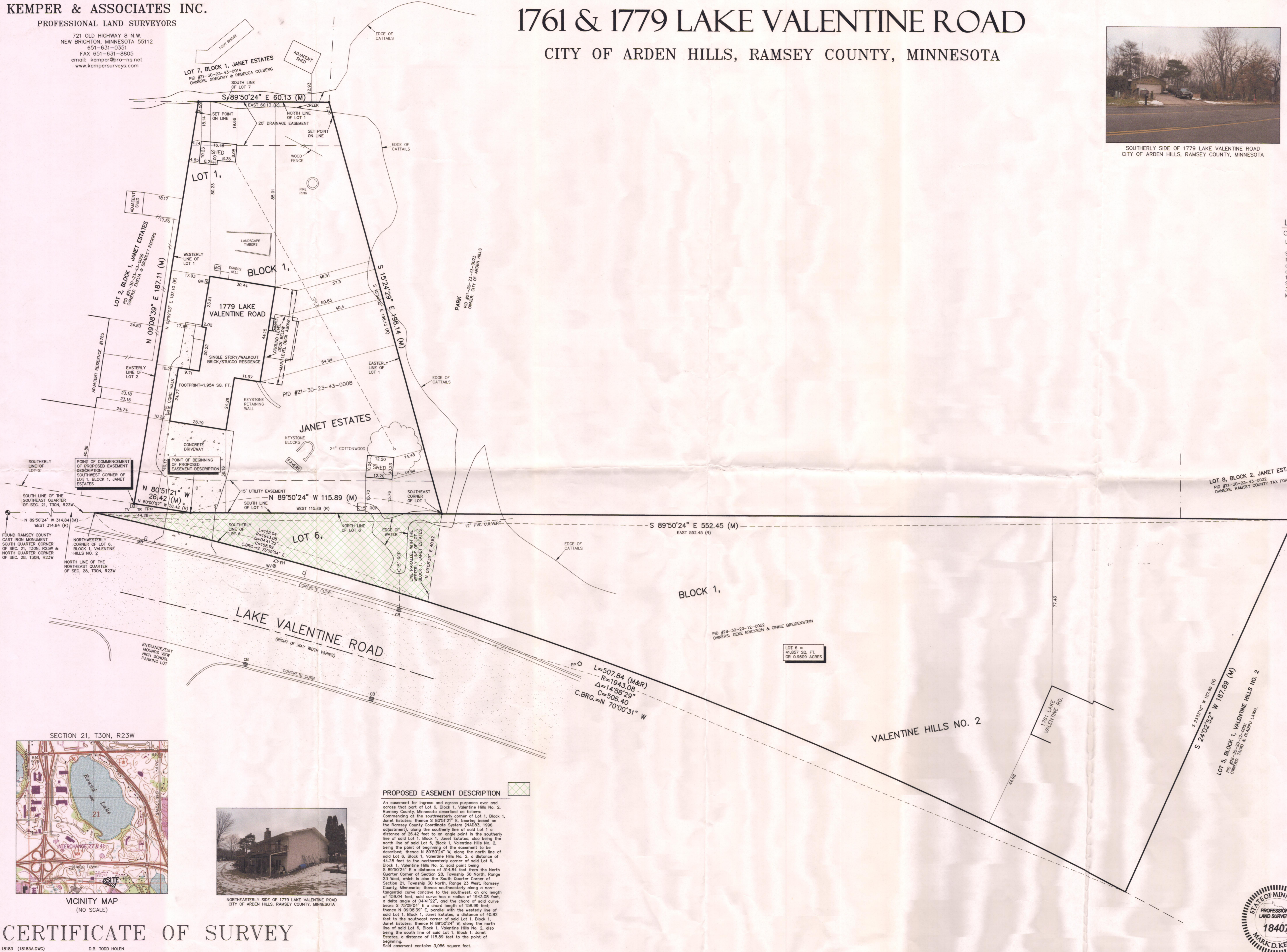
**LEGAL DESCRIPTION**

CERTIFICATE OF TITLE NO. 608275  
Lot 1, Block 1, Janet Estates

Subject to and together with an easement for the purposes of access to the above described property over the South 60 feet of the West 364 feet, except the West 132 feet thereof, of the East half of the Southeast quarter of Section 21, Township 30, Range 23 West of the Fourth Principal Meridian.

NOTE: THE ABOVE DESCRIBED ACCESS EASEMENT LIES 4 1/2 MILE TO THE EAST OF THE SUBJECT PROPERTY, AND DOES NOT PERTAIN TO LOT 1, BLOCK 1, JANET ESTATES.

LOT 1 =  
19,100 SQ. FT.  
OR 0.4385 ACRES



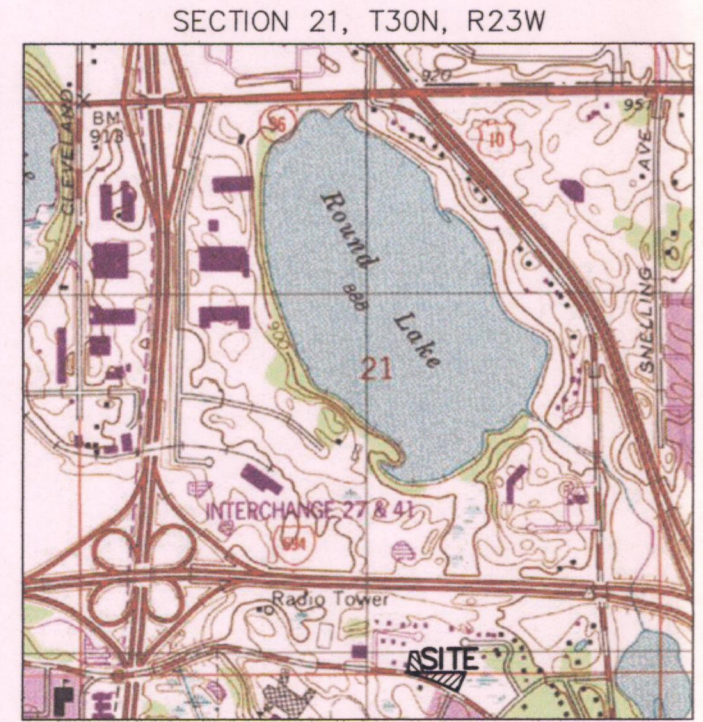
**LEGEND**

- CB [ ] CATCH BASIN
- FH [ ] FIRE HYDRANT
- WV [ ] WATER VALVE
- PP [ ] POWER POLE
- TR [ ] TELEPHONE RISER
- TV [ ] CABLE TV RISER
- EM [ ] ELECTRIC METER
- GM [ ] GAS METER
- AC [ ] AIR CONDITIONER
- MB [ ] MAIL BOX
- SL [ ] SIGN
- FP [ ] FLAG POLE
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER RECORDED PLATS
- DENOTES SET SURVEY MONUMENT MARKED MEMBER 18407

PREPARED FOR:  
DOUGLAS KING  
1779 LAKE VALENTINE ROAD  
ARDEN HILLS, MN 55112  
651-592-5641

CERTIFICATION  
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK D. KEMPER, PLS 18407  
DATED THIS 20th DAY OF MAY 2018



NORTHEASTERLY SIDE OF 1779 LAKE VALENTINE ROAD  
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

**PROPOSED EASEMENT DESCRIPTION**

An easement for ingress and egress purposes over and across that part of Lot 6, Block 1, Valentine Hills No. 2, Ramsey County, Minnesota described as follows:  
Commencing at the southerly corner of Lot 1, Block 1, Janet Estates; thence S 80°51'21" E, bearing based on the Ramsey County Coordinate System (NAD83, 1996 adjustment), along the southerly line of said Lot 1 a distance of 26.42 feet to an angle point in the southerly line of said Lot 1, Block 1, Janet Estates, also being the north line of said Lot 6, Block 1, Valentine Hills No. 2, being the point of beginning of the easement to be described; thence N 89°50'24" W, along the north line of said Lot 6, Block 1, Valentine Hills No. 2, a distance of 44.28 feet to the northwesterly corner of said Lot 6, Block 1, Valentine Hills No. 2; said point being S 89°50'24" E a distance of 314.84 feet from the North Quarter Corner of Section 28, Township 30 North, Range 23 West, which is also the South Quarter Corner of Section 21, Township 30 North, Range 23 West, Ramsey County, Minnesota; thence southeasterly along a non-tangential curve concave to the southwest, on arc length of 159.04 feet, said curve has a radius of 1843.08 feet, a delta angle of 04°41'22", and the chord of said curve bears S 70°00'31" E a chord length of 108.99 feet; thence N 09°08'39" E, parallel with the westerly line of said Lot 1, Block 1, Janet Estates, a distance of 40.82 feet to the southeast corner of said Lot 1, Block 1, Janet Estates; thence N 89°50'24" W, along the north line of said Lot 6, Block 1, Valentine Hills No. 2, also being the south line of said Lot 1, Block 1, Janet Estates, a distance of 115.89 feet to the point of beginning.  
Said easement contains 3,056 square feet.

## CERTIFICATE OF SURVEY

18183 (18183A.DWG) D.B. TODD HOLEN