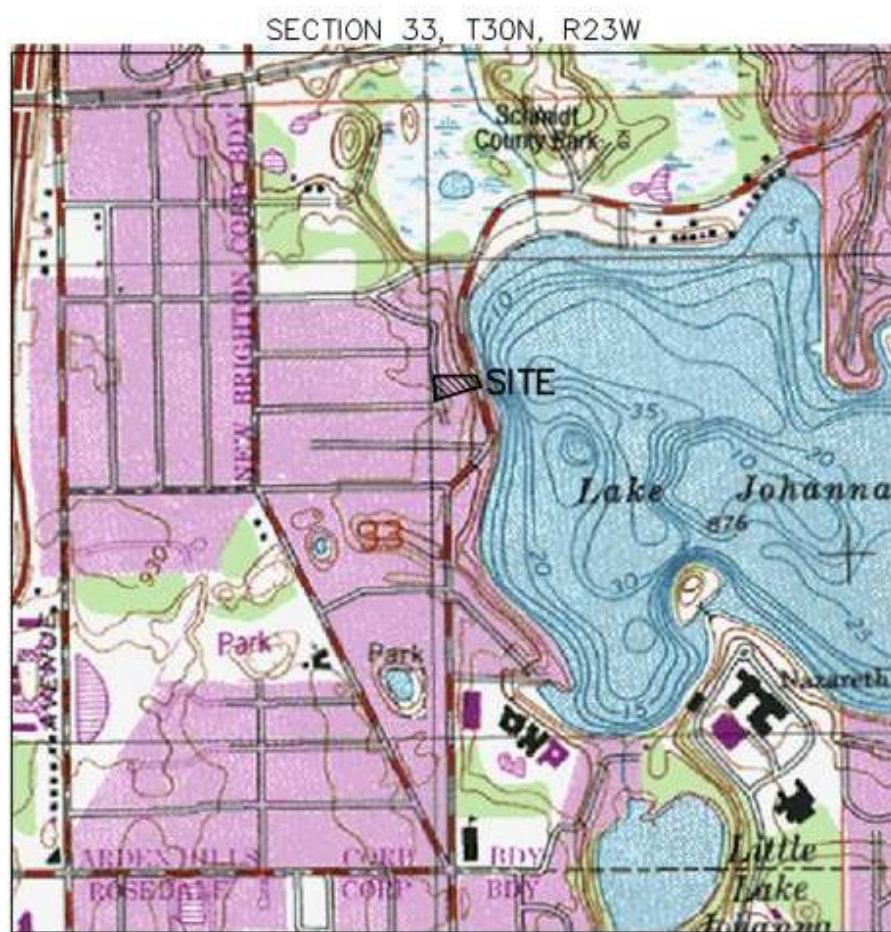


3420 FAIRVIEW AVENUE NORTH

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



VICINITY MAP
(NO SCALE)

NOTE: THE DISTANCE ALONG THE NORTH LINE OF UNDERLYING LOT 4, AUDITOR'S SUBDIVISION NO. 80 BETWEEN THE CENTERLINE OF NEW BRIGHTON ROAD AND THE NORTH-SOUTH QUARTER LINE OF SECTION 33, TOWNSHIP 30, RANGE 23 IS SHOWN TO BE 1307.65 FEET ALONG THE SOUTH LINE OF THE PLAT OF "ALEXANDER GRANT PARK" (RECORDED MARCH 2, 1954) AND IS SHOWN TO BE 1317.72 FEET ALONG THE NORTH LINE OF THE PLAT OF "ELMS ADDITION" (RECORDED JUNE 22, 1955). BOTH PLATS WERE PREPARED BY MILNER CARLEY (PLS 855).



FRONT OF 3420 FAIRVIEW AVENUE NORTH
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

0 10 20
1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY
COORDINATE SYSTEM
(NAD 83, 1996)

BASIS FOR ELEVATION:
MINNESOTA DEPARTMENT
OF TRANSPORTATION
STATION "NEW"
ELEV. +82.734 (NAVD 88)

(VA REAL TIME GPS
MEASUREMENTS UTILIZING
MINNESOTA DEPARTMENT
OF TRANSPORTATION
VRS NETWORK)

EXISTING LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 620064

That part of Lot 4, Auditor's Subdivision No. 80, Ramsey Co., Minn., described as follows: Commencing at the intersection of the center line of New Brighton Road and the North line of said Lot 4, extending West; thence East along the North line of said Lot 4, 1276.4 feet to the point of beginning of the tract of land to be herein described; thence South at right angles to North line of said Lot 4, a distance of 81 feet; thence in an Easterly direction and parallel with the North line of said Lot 4 to the shore of Lake Johanna; thence North along the shore of Lake Johanna to the North line of said Lot 4; thence in a Westerly direction along the North line of said Lot 4 to the point of beginning. Subject to the rights of the public over that portion taken for Lake Johanna Drive, so called, as the same is now laid out and constructed. ALSO

That part of Lot 4, Auditor's Subdivision No. 80, Ramsey Co., Minn., described as follows: Beginning at a point 33.7 feet West of the North and South quarter Section line and 208 feet North of the South line of said Lot 5; thence North 73 degrees 58 minutes East a distance of 241.95 feet; thence North 75 degrees 33 minutes East, a distance of 45.4 feet to the center line of Lake Johanna Drive, so called; thence Northwesterly along the center line of said Lake Johanna Drive, a distance of 9.1 feet to a point 81 feet South of the North line of said Lot 4; thence South 89 degrees 47 minutes West along a line parallel with the North line of said Lot 4, a distance of 273.3 feet to a point 33.7 feet West of the North and South Quarter section line; thence South 88 feet, more or less, to the point of beginning. Subject to the rights of the public over that portion taken for Lake Johanna Drive, so called, as the same is now laid out and constructed.

EXCEPT from the above described parcels that part of Lot 4, Auditor's Subdivision No. 80, Ramsey Co., Minn., described as follows: Commencing at the intersection of the center line of New Brighton Road and the North line of said Lot 4 extended West; thence East along the North line of said Lot 4, 1276.4 feet; thence South at right angles to the North line of Lot 4 a distance of 30 feet to the point of beginning of the tract of land to be herein described; thence continuing South on the last mentioned line a distance of 139 feet to a point distant 208 feet North of the South line of Lot 5, Auditor's Subdivision No. 80, Ramsey Co., Minn.; thence Northwesterly on a deflection angle to the left at 106 degrees 13 minutes a distance of 100 feet; thence Northerly in a straight line a distance of 111.23 feet to a point on a line drawn Easterly from the point of beginning and parallel with the North line of said Lot 4, distance 90 feet Easterly from the point of beginning; thence Westerly along the last mentioned line a distance of 90 feet to the point of beginning. ALSO

That part of Lot 4, Auditor's Subdivision No. 80, Ramsey Co., Minn., described as follows: Commencing at the intersection of the center line of New Brighton Road and the North line of said Lot 4 extended West; thence East along the North line of said Lot 4, 1276.4 feet; thence South at right angles to the North line of Lot 4 a distance of 30 feet to the point of beginning of the tract of land to be herein described; thence continuing South on the last mentioned line a distance of 139 feet to a point distant 208 feet North of the South line of Lot 5, Auditor's Subdivision No. 80, Ramsey County, Minnesota; thence Northwesterly on a deflection angle to the left at 106 degrees 13 minutes a distance of 100 feet; thence Northerly in a straight line a distance of 111.23 feet to point on a line drawn Easterly from the point of beginning and parallel with the North line of said Lot 4, distant 90 feet Easterly from the point of beginning; thence Westerly along the last mentioned line a distance of 90 feet to the point of beginning. Subject to an easement over the West 16 and one-half feet lying South of the North 81 feet of said Lot 4 for road purposes.

Which lies northerly of the following described line: Commencing at a point 1276.4 feet east from the intersection of New Brighton Road and the north line of said Lot 4 extended west; thence South 0 degrees 18 minutes 26 seconds East, at right angles to the north line of said Lot 4, a distance of 163.68 feet to the point of beginning of said line to be described; thence North 73 degrees 52 minutes 34 seconds East a distance of 116.48 feet; thence North 39 degrees 57 minutes 51 seconds East a distance of 26.62 feet; thence North 71 degrees 23 minutes 56 seconds East a distance of 97.57 feet to the south line of said North 81.00 feet of Lot 4; thence North 89 degrees 41 minutes 34 seconds East, along the south line of the North 81.00 feet of said Lot 4, to the shoreline of Lake Johanna and said line there terminating.

AREA SUMMARY

TOTAL EXISTING PROPERTY AS DESCRIBED ON CERTIFICATE OF TITLE NO. 620064 = 437,080 SQ. FT. OR ±0.85 ACRES. (TO SHORELINE OF LAKE JOHANNA)

(INCLUDES 1,309 SQ. FT. FOR FAIRVIEW AVENUE NORTH RIGHT OF WAY OVER THE WESTERLY 16.5 FEET LYING SOUTH OF THE NORTH 81 FEET, AND INCLUDES 85,000 SQ. FT. FOR LAKE JOHANNA BOULEVARD, TO SHORELINE OF LAKE JOHANNA)

LEGEND

- MH ○ MANHOLE
- CB □ CATCH BASIN
- PP ○ POWER POLE
- WV ○ WATER VALVE
- 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
- (T) DENOTES RECORD DIMENSION AS PER CERTIFICATE OF TITLE NO. 620064 DESCRIPTION
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

PREPARED FOR:
JEFFREY S. SPEAR
PRESIDENT
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FAX: 763-463-9546
jeff@spearslandscape.com



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
MARK D. KEMPER, PLS 18407
DATED THIS 12TH DAY OF JULY, 2019

KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

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email: kemper@pro-ns.net
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ZONING REQUIREMENTS

ZONED R-2 - SINGLE AND TWO-FAMILY RESIDENTIAL DISTRICT
MINIMUM LOT AREA - 11,000 SQ. FT.
MINIMUM LOT WIDTH - 85 FEET
MINIMUM LOT DEPTH - 120 FEET
MAXIMUM HEIGHT - 35 FEET
MAXIMUM FLOOR AREA RATIO - 0.3
MAXIMUM LOT COVERED BY STRUCTURE - 25%
MINIMUM LANDSCAPE LOT AREA - 65%
BUILDING SETBACKS:
FRONT - 40 FEET
REAR - 30 FEET
SIDE - 5 FEET MINIMUM/15 FEET TOTAL
(AS PER CITY OF ARDEN HILLS ZONING CODE)



VIEW OF LAKE JOHANNA FROM FAIRVIEW AVENUE NORTH
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



REAR OF 3420 FAIRVIEW AVENUE NORTH
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

CERTIFICATE OF SURVEY