Registrar of Titles, Ramsey, MN
Date Filed: 12/5/2003 2:00 PM
As Doc #: 1793557
On CT # (s):
383184,

MICHAEL G. MORIARTY, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.
Dated this 30th day of November, 2003
MICHAEL G. MORIARTY, Court Administrator
By Kathleen Ryan, Deputy
File No. 04-0-0-0

CAUSEY RESIDENCE

2181 DOSWELL AVENUE

PART OF LOTS 21, 22, & 23, BLOCK 20, ST. ANTHONY PARK NORTH, CITY OF ST PAUL, RAMSEY COUNTY, MINNESOTA

CRC LEGAL DESCRIPTION BELOW

JUDICIAL LANDMARK (3-1/4" DIA.) AT RIM CAPPED IN CONCRETE WALL

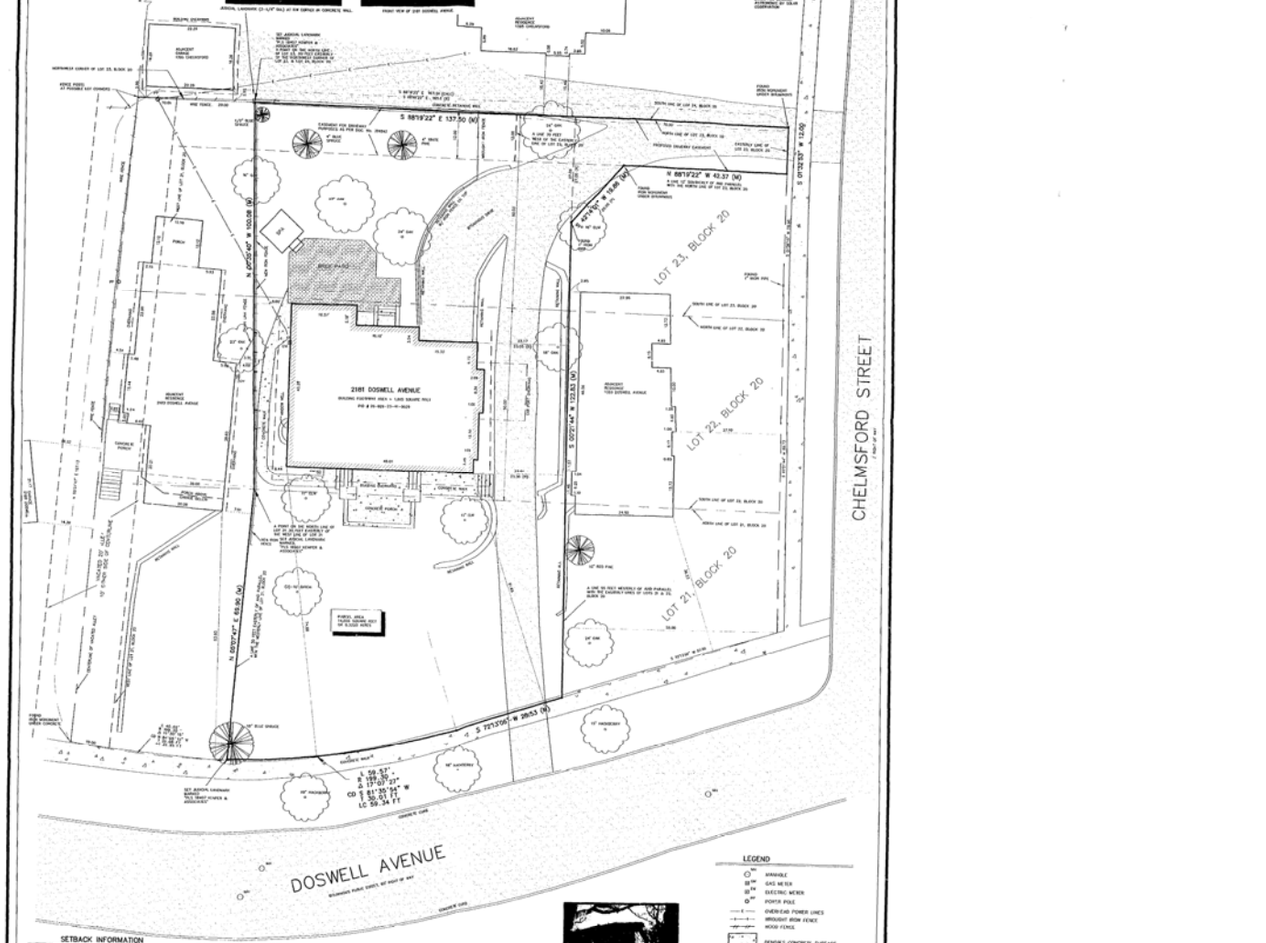
FRONT VIEW OF 2181 DOSWELL AVENUE

EXISTING EASEMENT DOCUMENT No. 394842

AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS THE NORTHERLY TWELVE (12) FEET OF LOT TWENTY-THREE (23), BLOCK TWENTY (20), ST. ANTHONY PARK NORTH, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE FOR RAMSEY COUNTY, MINNESOTA FOR INGRESS AND EGRESS TO LOT TWENTY FOUR (24) OF SAID BLOCK.

PROPOSED DRIVEWAY EASEMENT

AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS THE EASTERLY SEVENTY (70) FEET OF THE NORTHERLY TWELVE (12) FEET OF LOT TWENTY-THREE (23), BLOCK TWENTY (20), ST. ANTHONY PARK NORTH, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE FOR RAMSEY COUNTY, MINNESOTA FOR INGRESS AND EGRESS TO LOT TWENTY FOUR (24) OF SAID BLOCK.



NEW VIEW OF 2181 DOSWELL AVENUE

LEGEND

- HYDRANT
- GAS METER
- ELECTRIC METER
- POWER POLE
- OVERHEAD POWER LINES
- WROUGHT IRON FENCE
- WOOD FENCE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES MONUMENT SET MARKED "KEMPER 18463"
- (R) DENOTES RECORD DIMENSION PER SURVEY BY R. WOLFORAM MLS
- (M) DENOTES MEASURED DIMENSION THIS SURVEY

SETBACK INFORMATION

ZONED: R-3 (SINGLE FAMILY)

FRONT	25 FEET OR AVERAGE OF BLOCK
REAR	25 FEET
SIDE	6 FEET
LOT COVERAGE	30% PRINCIPAL STRUCTURE
DETACHED GARAGE	
ALLEY	1 FOOT
SIDE	3 FEET
PRINCIPAL STRUCTURE	6 FEET
NO MORE THAN 35% OF REAR LOT AREA	

SETBACK INFORMATION
PER CITY OF ST. PAUL
PLANNING DEPT.
CONTACT PERSON: KAREN 651-266-9006

PREPARED FOR:
LEGAL COUNCIL
JOHN WYSTRAL
FREDRICKSON & BYRON
4000 PILLSBURY CENTER
200 6TH STREET
MINNEAPOLIS, MN 55404
PHONE: 612-492-7000

CHRISTOPHER C. CAUSEY
JULIE SHIRO CAUSEY
2181 DOSWELL AVENUE
ST. PAUL, MN 55108
PHONE: 651-644-7867

NOTE:
THIS SURVEY IS BASED PARTLY ON A SURVEY CONDUCTED OCTOBER 7, 1939 BY R. WOLFORAM REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 383184

LOTS 21, 22 AND 23 EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 21 AND 30 FEET WESTERLY OF THE EAST LINE OF SAID LOTS 21 AND 23 TO A POINT NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF, AND EXCEPTING OF A PARCEL OF LAND DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 23 PASSING 12 FEET SOUTHERLY FROM THE NORTH LINE THEREOF, THENCE WESTERLY PARALLEL WITH SAID NORTH LINE TO A POINT 42.37 FEET WEST OF SAID 23 FEET, THENCE SOUTHWESTERLY TO A POINT 27 FEET SOUTH OF SAID NORTH LINE AND 55 FEET WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 23, AND EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE DRAWN FROM A POINT 30 FEET EASTERLY OF THE WEST LINE OF LOT 21 AND A LINE 30 FEET EASTERLY OF THE WEST LINE OF LOT 23 TO A POINT ON THE WEST LOT LINE 30 A POINT ON THE NORTH LINE OF LOT 23, EASTERLY OF THE EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 23, 20 FEET.
ST. ANTHONY PARK NORTH, RAMSEY COUNTY, MINNESOTA, PL 99 IN BLOCK 20.

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 REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATED THIS 2nd DAY OF DECEMBER

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
101 OLD ROSEMAY No. 8 NW
NEW BRIGHTON, MINNESOTA 55112
651-631-9666
FAX 651-631-9665

CERTIFICATE OF SURVEY

DATE: 20 NOVEMBER
R.E. R. ORAMAN

Registrar of Titles, Ramsey, MN
Date Filed: 12/5/2003 2:00 PM
As Doc #: 1793557
On CT # (s): 383184,

MICHAEL G. MORIARTY, Court Administrator, Ramsey County, State of Minnesota, does hereby certify that the attached instrument is a true and correct copy of the original on file and of record in my office.
Dated this 30 day of November, 2003
MICHAEL G. MORIARTY, Court Administrator
By Deputy
File No. C-61870

CAUSEY RESIDENCE

2181 DOSWELL AVENUE

PART OF LOTS 21, 22, & 23, BLOCK 20, ST. ANTHONY PARK NORTH, CITY OF ST PAUL, RAMSEY COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTION BELOW)

LOCAL LANDMARK (3-1/4" DIA.) AT 4th CORNER IN CONCRETE WALL

FRONT VIEW OF 2181 DOSWELL AVENUE

EXISTING EASEMENT DOCUMENT No. 394842

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PROPOSED DRIVEWAY EASEMENT

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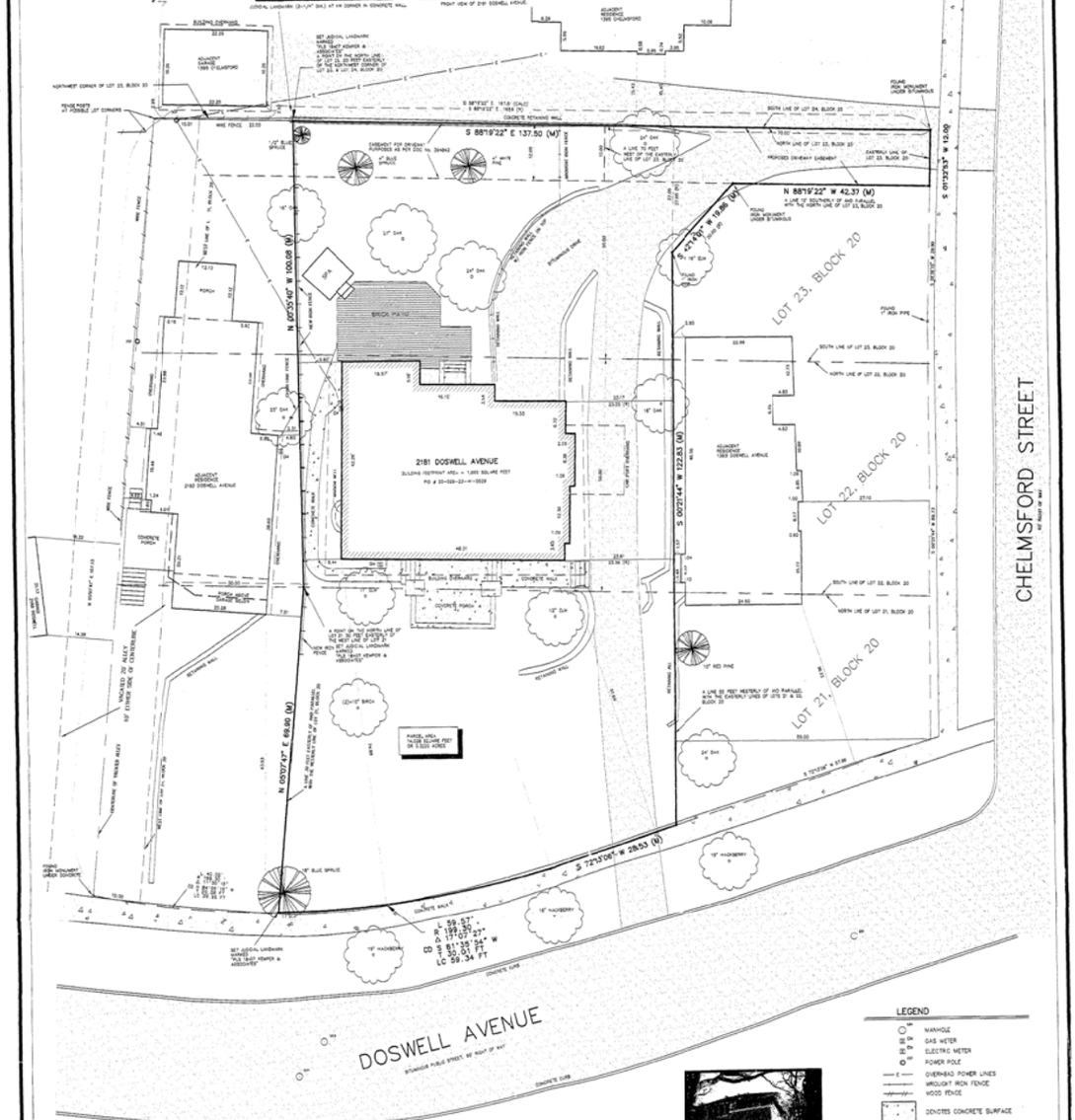

REAR VIEW OF 2181 DOSWELL AVENUE

LEGEND

- MANHOLE
- GAS METER
- ELECTRIC METER
- POWER POLE
- OVERHEAD POWER LINES
- WROUGHT IRON FENCE
- WOOD FENCE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES MONUMENT SET MARKED "KEMPER 18-400"
- (R) DENOTES RECORD DIMENSION PER SURVEY BY R. WOLFGRAM RLS
- (M) DENOTES MEASURED DIMENSION THIS SURVEY

SETBACK INFORMATION

ZONED: R-3 (SINGLE FAMILY)

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REAR	25 FEET
SIDE	6 FEET
LOT COVERAGE	30% PRINCIPAL STRUCTURE

DETACHED GARAGE

ALLEY	1 FOOT
SIDE	3 FEET
PRINCIPAL STRUCTURE	6 FEET

NO MORE THAN 35% OF REAR LOT AREA

SETBACK INFORMATION
PER CITY OF ST. PAUL
PLANNING DEPT.
CONTACT PERSON: KAREN 651-266-9008

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MARK VYVYAN
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PHONE: 612-492-7000

CHRISTOPHER I. CAUSEY
ALIE SANDS CAUSEY
2181 DOSWELL AVENUE
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PHONE: 651-644-7887

NOTE:
THIS SURVEY IS BASED PARTLY ON A SURVEY CONDUCTED OCTOBER 7, 1939 BY R. WOLFGRAM REGISTERED LAND SURVEYOR

LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 383184

LOTS 21, 22 AND 23 EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE PARALLEL WITH AND 55 FEET WESTERLY OF THE EAST LINE OF SAID LOTS 21 AND 22 AND NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF, AND SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 23 DISTANT 12 FEET SOUTHERLY OF THE NORTH LINE THEREOF; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF SAID LOT 23 A DISTANCE OF 42.37 FEET; THENCE SOUTHWESTERLY TO A POINT 2' FEET SOUTH OF SAID NORTH LINE OF LOT 23 AND 55 FEET WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOTS 21 AND 22, AND EXCEPT THAT PART OF SAID WEST 55 FEET OF A LINE PARALLEL WITH AND 30 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOTS 21 AND 22 FROM A POINT ON THE NORTH LINE OF LOT 21, 30 FEET EASTERLY OF THE WESTERLY LINE THEREOF TO A POINT ON THE NORTH LINE OF LOT 23, 30 FEET EASTERLY OF THE WESTERLY LINE THEREOF, EXCEPT THE NORTHWEST CORNER OF SAID LOT 23, ALL IN BLOCK 20, ST. ANTHONY PARK NORTH, RAMSEY COUNTY, MINNESOTA.

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 MINNESOTA.
MARK A. KEMPER, PLS #22
DATED THIS 2nd DAY OF December

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING
721 OLD HIGHWAY No. 8 NW
NEW BRIGHTON, MINNESOTA 55112
651-631-0341
FAX 651-631-1885

CERTIFICATE OF SURVEY

07164 (07110240) S.B. K. CHANGE