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Existing Certs

566544

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KEMPER & ASSOCIATES INC.
PROFESSIONAL LAND SURVEYORS
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THE SULERUD RESIDENCE

LOT LINE REARRANGEMENT FOR

549 OTIS AVENUE

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

(INCLUDING ADJACENT 565 OTIS AVENUE)

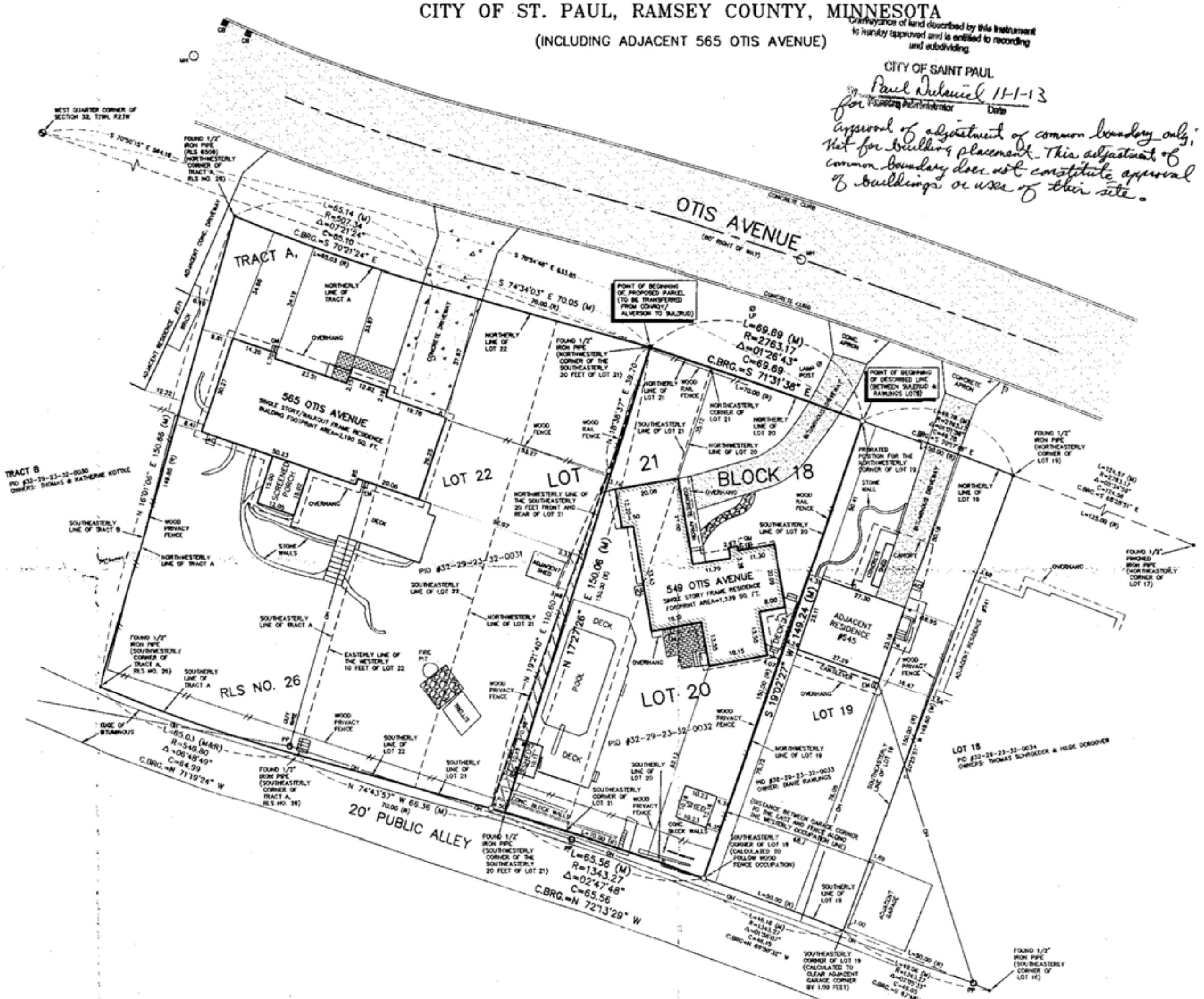
Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL
By Paul Dubruiel 11-1-13
for Planning Administrator Date

approval of adjustment of common boundary only; not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of their site.

SECTION 32, T29N, R23W

VICINITY MAP
(NO SCALE)



FRONT OF 549 OTIS AVENUE

1 INCH EQUALS 20 FEET

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

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

RECEIVED
SEP 18 2013
Per________

ZONING REQUIREMENTS

ZONED R3 – ONE-FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT AREA – 6,000 SQ. FT.

MINIMUM LOT WIDTH – 50 FEET

MAXIMUM LOT COVERAGE – 35% BY STRUCTURES

MAXIMUM HEIGHT – 3 STORIES OR 30 FEET

BUILDING SETBACKS:

FRONT – 25 FEET (WHERE AT LEAST 50% OF THE FRONT FOOTAGE OF ANY BLOCK IS BUILT UP WITH PRINCIPAL STRUCTURES, THE MINIMUM FRONT YARD SETBACK FOR NEW STRUCTURES SHALL BE THE AVERAGE SETBACK OF THE EXISTING STRUCTURES, OR THE NORMAL SETBACK REQUIREMENT IN THE DISTRICT PLUS HALF THE AMOUNT THE AVERAGE SETBACK IS GREATER THAN THE NORMAL SETBACK REQUIREMENT, WHICHEVER IS LESS. EXISTING STRUCTURES SET BACK 20% MORE OR LESS THAN THE AVERAGE SHALL BE DISCOUNTED FROM THE FORMULA)

SIDE – 6 FEET

REAR – 25 FEET

ACCESSORY BUILDINGS:

ACCESSORY BUILDINGS, STRUCTURES OR USES SHALL NOT BE ERECTED IN OR ESTABLISHED IN A REQUIRED YARD EXCEPT A REAR YARD

ACCESSORY BUILDINGS SHALL BE SET BACK AT LEAST 3 FEET FROM ALL INTERIOR LOT LINES, AND OVERHANGS SHALL BE SET BACK AT LEAST 1/3 THE DISTANCE OF THE SETBACK OF THE GARAGE OR 1 FOOT, WHICHEVER IS GREATER

ACCESSORY BUILDINGS SHALL NOT EXCEED 15 FEET IN HEIGHT; PROVIDED, HOWEVER, THAT ACCESSORY BUILDINGS WITH A FLAT OR SHED ROOF STYLE SHALL NOT EXCEED 12 FEET IN HEIGHT

ACCESSORY BUILDINGS ON A ZONING LOT MAY OCCUPY UP TO 35% OF THE REAR YARD. REAR YARDS WHICH ADJOIN ALLEYS MAY INCLUDE HALF THE AREA OF THE ALLEY TO CALCULATE THE AREA OF THE REAR YARD WHICH MAY BE OCCUPIED BY ACCESSORY BUILDINGS

IN THOSE INSTANCES WHERE A LOT LINE ADJOINS AN ALLEY RIGHT-OF-WAY, THE ACCESSORY BUILDING SHALL NOT BE CLOSER THAN 1 FOOT TO SUCH LOT LINE

ACCESSORY BUILDINGS SHALL BE LOCATED AT LEAST 6 FEET FROM THE PRINCIPAL STRUCTURE OR SHALL BE CONSIDERED ATTACHED FOR PURPOSES OF THE ZONING CODE

(AS PER CITY OF ST. PAUL ZONING CODE)

LEGEND

MH	MANHOLE
CB	CATCH BASIN
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
GM	GAS METER
AC	AIR CONDITIONER
	SIGN
— OH —	OVERHEAD UTILITY LINES
(M)	DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
(R)	DENOTES RECORD DIMENSION AS PER PLATS OF DESNOYER PARK AND REGISTERED LAND SURVEY NO. 26
O	DENOTES SET 5/8"X18" IRON ROD WITH CAP MARKED "KEMPER 18407"
(hatched)	AREA TO BE DEEDED FROM CONNOY/ALVERSON TO SULERUD

FRONT OF 565 OTIS AVENUE

REAR OF 565 OTIS AVENUE

REAR OF 549 OTIS AVENUE

AREA SUMMARY

549 OTIS AVENUE

EXISTING PROPERTY (LOT 20 & EASTERLY 20 FEET OF LOT 21) = 10,112 SQ. FT. OR 0.2321 ACRES

PROPOSED PARCEL (FROM CONNOY/ALVERSON TO SULERUD) = 310 SQ. FT. OR 0.0071 ACRES

TOTAL PROPOSED PROPERTY = 10,422 SQ. FT. OR 0.2392 ACRES

565 OTIS AVENUE

EXISTING PROPERTY (LOT 21 EXCEPT THE SOUTHEASTERLY 20 FEET, LOT 22 EXCEPT THE WESTERLY 10 FEET, AND TRACT A) = 20,002 SQ. FT. OR 0.4592 ACRES

PROPOSED PARCEL (FROM CONNOY/ALVERSON TO SULERUD) = 310 SQ. FT. OR 0.0071 ACRES

PROPOSED REMAINDER PROPERTY = 19,692 SQ. FT. OR 0.4521 ACRES

PROPOSED OVERALL DESCRIPTION

549 OTIS AVENUE

Lot 20, Block 18, Desnoyer Park
The Easterly 20 feet front and rear of Lot 21, Block 18, Desnoyer Park

And

That part of Lot 21, Block 18, Desnoyer Park, Ramsey County, Minnesota described as follows: Beginning at the northwesterly corner of the Southeasterly 20 feet of said Lot 21, which point bears South 70 degrees 50 minutes 15 seconds East (bearing based on the Ramsey County Coordinate System NAD 83, 1996 adjustment) a distance of 564.16 feet from the West Quarter corner of Section 32, Township 29 North, Range 23 West, Ramsey County, Minnesota; thence South 17 degrees 27 minutes 26 seconds West, along the northwesterly line of the Southeasterly 20 feet of said Lot 21, a distance of 150.06 feet to the southwesterly corner of the Southeasterly 20 feet of said Lot 21; thence North 74 degrees 43 minutes 57 seconds West, along the Southerly line of said Lot 21, a distance of 4.50 feet; thence North 19 degrees 21 minutes 40 seconds East a distance of 110.60 feet; thence North 18 degrees 38 minutes 37 seconds East a distance of 39.70 feet to the point of beginning.

Subject to a reservation by the State of Minnesota of all minerals and mineral rights

REMAINDER DESCRIPTION

(FOR CONNOY/ALVERSON)
565 OTIS AVENUE

Lot 21, Block 18, Desnoyer Park, except the Southeasterly 20 feet front and rear, and except That part of Lot 21, Block 18, Desnoyer Park, Ramsey County, Minnesota described as follows: Beginning at the northwesterly corner of the Southeasterly 20 feet of said Lot 21, which point bears South 70 degrees 50 minutes 15 seconds East (bearing based on the Ramsey County Coordinate System NAD 83, 1996 adjustment) a distance of 564.16 feet from the West Quarter corner of Section 32, Township 29 North, Range 23 West, Ramsey County, Minnesota; thence South 17 degrees 27 minutes 26 seconds West, along the northwesterly line of the Southeasterly 20 feet of said Lot 21, a distance of 150.06 feet to the southwesterly corner of the Southeasterly 20 feet of said Lot 21; thence North 74 degrees 43 minutes 57 seconds West, along the Southerly line of said Lot 21, a distance of 4.50 feet; thence North 19 degrees 21 minutes 40 seconds East a distance of 110.60 feet; thence North 18 degrees 38 minutes 37 seconds East a distance of 39.70 feet to the point of beginning.

Lot 22, Block 18, Desnoyer Park, except the Westerly 10 feet thereof.
Tract A, Registered Land Survey No. 26

Subject to a reservation by the State of Minnesota for all minerals and mineral rights.

EXISTING LEGAL DESCRIPTION

GRACE & RALPH SULERUD PROPERTY
549 OTIS AVENUE
CERTIFICATE OF TITLE NO. 309064

Lot 20, Block 18, Desnoyer Park
The Easterly 20 feet front and rear of Lot 21, Block 18, Desnoyer Park

Subject to a reservation by the State of Minnesota of all minerals and mineral rights

ADJOINING LEGAL DESCRIPTION

(CONNOY/ALVERSON PROPERTY)

565 OTIS AVENUE
CERTIFICATE OF TITLE NO. 566544

Lot 21, Block 18, Desnoyer Park, except the Southeasterly 20 feet front and rear thereof.
Lot 22, Block 18, Desnoyer Park, except the Westerly 10 feet thereof.
Tract A, Registered Land Survey No. 26

Subject to a reservation by the State of Minnesota for all minerals and mineral rights.

DESCRIPTION OF LINE BETWEEN SULERUD AND RAWLINGS PROPERTIES

Beginning at the Northwesterly corner of Lot 19, Block 18, Desnoyer Park, also being the Northeast corner of Lot 20, Block 18, Desnoyer Park, a survey monument marked "Kemper 18407", which point bears South 70 degrees 54 minutes 48 seconds East (bearing based on the Ramsey County Coordinate System NAD 83, 1996 adjustment) a distance of 633.85 feet from the West Quarter corner of Section 32, Township 29 North, Range 23 West, Ramsey County, Minnesota; thence South 19 degrees 02 minutes 27 seconds West, along the Westerly line of said Lot 19, also being the Easterly line of said Lot 20 (as agreed upon between Grace and Ralph Sulerud and Diane Rawlings) a distance of 149.24 feet to the southwesterly corner of said Lot 19, also being the southeasterly corner of Lot 20, a survey monument marked "Kemper 18407", and said line there terminating.

PROPOSED DESCRIPTION

(FROM CONNOY/ALVERSON TO SULERUD)

That part of Lot 21, Block 18, Desnoyer Park, Ramsey County, Minnesota described as follows: Beginning at the northwesterly corner of the Southeasterly 20 feet of said Lot 21, which point bears South 70 degrees 50 minutes 15 seconds East (bearing based on the Ramsey County Coordinate System NAD 83, 1996 adjustment) a distance of 564.16 feet from the West Quarter corner of Section 32, Township 29 North, Range 23 West, Ramsey County, Minnesota; thence South 17 degrees 27 minutes 26 seconds West, along the northwesterly line of the Southeasterly 20 feet of said Lot 21, a distance of 150.06 feet to the southwesterly corner of the Southeasterly 20 feet of said Lot 21; thence North 74 degrees 43 minutes 57 seconds West, along the Southerly line of said Lot 21, a distance of 4.50 feet; thence North 19 degrees 21 minutes 40 seconds East a distance of 110.60 feet; thence North 18 degrees 38 minutes 37 seconds East a distance of 39.70 feet to the point of beginning.
Said parcel contains 310 square feet.

PREPARED FOR:
GRACE & RALPH SULERUD
549 OTIS AVENUE
ST. PAUL, MN 55104
651-644-6550

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, RLS 18407

CERTIFICATE OF SURVEY