

Doc No T02584047

Certified, filed and/or recorded on Mar 31, 2017 8:44 AM

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**Existing Certs** 

616083

## KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

## PROPOSED LOT SPLIT OF

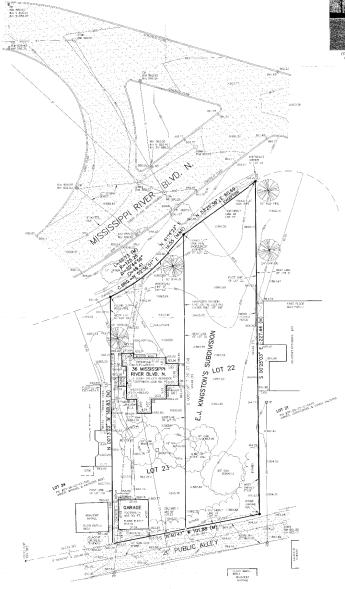
# 36 MISSISSIPPI RIVER BOULEVARD NORTH

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA









## ZONING REQUIREMENTS

ZONED R2 - ONE-FAMILY RESCENTIAL MINIMUM LOT AREA - 7,200 S0 FT.

MAXIMUM LOT COVERAGE - 35% BY PRINCIPAL BULLING

MAXIMUM HEISHT = 3 STORIES 3R 30 FEET

NEAR - 25 FEEL 
SESSIONY BUILDINGS 
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REFATER

ACCESSORY BULLINGS STALL NOT EXCELD

IS FEET IN HEIGHT, PROVIDED, HOWEVER, THAT

ACCESSORY BULLINNS WET A FLAT OR SHED

ROOF STYLE SHALL NOT EXCELD 12 FEET IN

IN COLT.

TO SUCH LOT LINE
ACCESSORY RUBINGS SHALL BE LOCATED AT
LEAST 6 FEET FROM THE PRINCIPAL STRUCTURE
ON SHALL BE COMSIDERED ZITACHE) FOR
PUMPOSES OF THE ZONING KODE

(AS PER CITY OF ST PAUL 704ING CODE)

## EXISTING LEGAL DESCRIPTION

PROPOSED LEGAL DESCRIPTIONS

36 MISS.SSIPPI RIVER BOULE, VARD NORT
Let 23, Full killingston's Sundivision

AREA SUMMARY

FXISTING PROPERTY AFFA = 19,717 SQ, FT, OR 0,4526 ACRES

PROPOSED 38 MISSISSPPI RIVER BLVD. N. (LOT 23) = 9,116 SQ. FT. OR 0.2083 ACRES PROPOSED 38 MISSISSPFI RIVER BLVD. N. (PORTION OF LOT 22) = 10,601 SQ. FT. OR 0.2433 ACRES

NOTE COMMENT OF LEED APPROVAL FROM THE CYTO SPLIT THE DISTINCE TAX PARCE. BYOME THE DISTINCT TAX PARCE AT THE DISTINCT OF THE DISTINCT OF THE DISTINCT OF THE DISTINCT OF THE DISTINCT SHOWN THE SHOWN THE

## LEGEND

(N) DESCRES JOBERSON WELSHIRT DURING THE COURSE OF THIS SURVEY. ORNOTES RECORD

(M) DANGEROUS SERVICES

LU ENSEROUS SERVICES

DEBUTES FOUND SUPERMOUNTET (AS NOTED)

DENOTES SET S/6"X16" C) HOL HOLD WITH CAP MAZGED "KEMPER 18407

OCT 87 20%







CITY OF SAINT PAUL

By Paul Dubering 2/28/17
Los Planning Administrator Data

PREPARED FOR:
MICHAEL LAUNER
TRUSTEE
ICPMAN J. BIRNBERG REV.
7000 GLEASON ROAD
EDINA, MANHSOTA 58438
952-941-2474
FAX 952-916-5582
CELL 612-254-4600 PROFESSIONAL LAND SURVEYOR

I HARRY CARREY THAT THE SLEVEY, PLAN, OR RECORT WAS PREPARED BY MY OR ORIGINAL DESCRIPTION OF THE AREA OF THE STATE OF THE STATE. 18407

CERTIFICATE OF SURVEY