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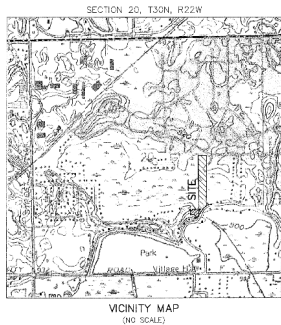
Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$20.00
<i>Document Total</i>	\$66.00

Existing Certs

218278, 378069

2/18/15
KJ/A

MINOR SUBDIVISION OF
**4188 KAITLIN DR. &
 695 NORTH OAK DR.**
 CITY OF VADNAIS HEIGHTS, RAMSEY COUNTY, MINNESOTA



ZONING REQUIREMENTS

- ZONE R-1 - RESIDENTIAL SINGLE-FAMILY
- MINIMUM LOT AREA - 6,000 SQ. FT.
- MINIMUM LOT WIDTH - 60 FEET
- MINIMUM LOT DEPTH - 120 FEET
- MINIMUM HEIGHT - 35 FEET
- REAR YARD SETBACK
- FRONT - 30 FEET
- SIDE - 10 FEET
- REAR - 20 FEET
- ACCESSORY BUILDINGS
- NO NECESSARY BUILDINGS SHALL BE ERECTED OR LOCATED WITHIN ANY REQUIRED REAR YARD SETBACK
- ACCESSORY BUILDINGS ARE PERMITTED IN RESIDENTIAL DISTRICTS PROVIDED THEY DO NOT EXCEED THE HEIGHT OF THE PRINCIPAL STRUCTURE AND SHALL BE 10 FEET OR MORE FROM ALL LOTS AND ARE LOCATED WITHIN THE REAR YARD SETBACK
- ALL ACCESSORY BUILDINGS SHALL BE COVERED WITH A TOTAL FLOOR AREA FOR ALL ACCESSORY STRUCTURES NO GREATER THAN THE ACCESSORY STRUCTURE COVERED AREA
- NO ACCESSORY BUILDINGS SHALL BE CONSIDERED AS AN ADDITIONAL USE OF THE LAND UNLESS THEY ARE USED FOR THE PURPOSES SET FORTH IN THE ZONING ORDINANCES
- REAR YARD SETBACK - 10 FEET
- MINIMUM HEIGHT - 35 FEET
- NO. OF STORES, OFFICES AND OTHER SIMILAR ACCESSORY USES TO BE LOCATED SHALL NOT EXCEED THE NUMBER OF ACCESSORY USES PERMITTED BY THE ZONING ORDINANCES
- NO MORE THAN TWO OF SUCH TYPES OF STRUCTURES SHALL BE ALLOWED ON ONE PARCEL UNLESS OTHERWISE PROVIDED
- AS PER CITY OF VADNAIS HEIGHTS ZONING CODES

LEGEND

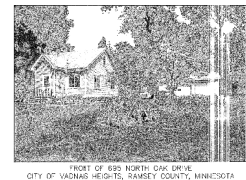
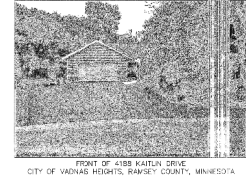
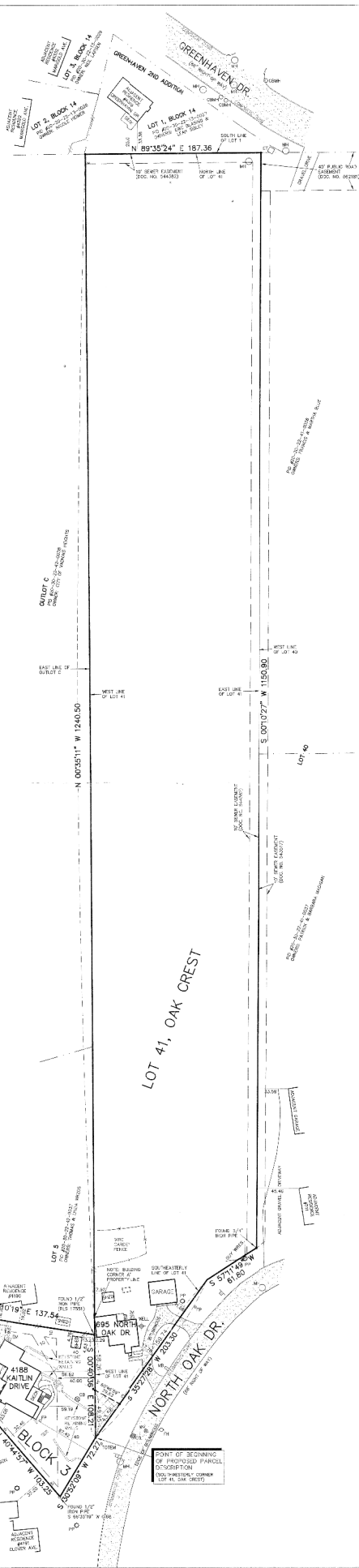
- HARBOR
- CANAL BASIN HARBOR
- CANAL BASIN
- FURROW FILL
- FILL
- ELECTRIC TRANSMISSION
- TELEPHONE WIRE
- FIRE HYDRANT
- WATER TANK
- ELECTRIC METER
- GAS METER
- MAIL BOX
- SIGN
- FLAG POLE
- WOOD FENCE
- OVERHEAD UTILITY LINES
- SERVICE OR UTILITY TRENCH
- "E" MARKED "V" TRENCH
- "E" MARKED "V" TRENCH

KEMPER & ASSOCIATES INC.
 PROFESSIONAL LAND SURVEYORS

72 OLD HESPERUS S.W.
 NEW ORLEANS, MISSISSIPPI 39112
 601-531-0321
 FAX 601-531-8626
 email: kemper@kpa.com
 www.kemper.com

CERTIFICATE OF SURVEY

18397 (11/07/1940) 3.8 1000 10/15



EXISTING LEGAL DESCRIPTIONS

4188 KAITLIN DRIVE
 PD #20-30-22-42-0036
 CERTIFICATE OF TITLE NO. 373069
 Lot 4, Block 3, Oakwood Knoll Second Addition

695 NORTH OAK DRIVE
 PD #20-30-22-42-0001
 CERTIFICATE OF TITLE NO. 218278
 Lot 41, Oak Crest

PROPOSED PARCEL DESCRIPTION

That part of Lot 41, Oak Crest, Ramsey County, Minnesota, described as follows:
 Beginning at the Southeastern corner of said Lot 41; thence northerly along the West line of said Lot 41, a distance of 49.85 feet; thence southeasterly to a point on the Southeastern line of said Lot 41, which is 43.56 feet northerly from the Southeastern corner thereof; thence southeasterly along the Southeastern line of said Lot 41, a distance of 43.56 feet to the point of beginning. Said parcel contains 642 square feet.

PROPOSED LEGAL DESCRIPTIONS

4188 KAITLIN DRIVE
 Lot 4, Block 3, Oakwood Knoll Second Addition AND
 That part of Lot 41, Oak Crest, Ramsey County, Minnesota, described as follows:
 Beginning at the Southeastern corner of said Lot 41; thence northerly along the West line of said Lot 41, a distance of 49.85 feet; thence southeasterly to a point on the Southeastern line of said Lot 41, which is 43.56 feet northerly from the Southeastern corner thereof; thence southeasterly along the Southeastern line of said Lot 41, a distance of 43.56 feet to the point of beginning.

695 NORTH OAK DRIVE
 Lot 41, Oak Crest
 E 62°31' E 1150.80'

That part of Lot 41, Oak Crest, Ramsey County, Minnesota, described as follows:
 Beginning at the Southwestern corner of said Lot 41; thence northerly along the West line of said Lot 41, a distance of 49.85 feet; thence southeasterly to a point on the Southeastern line of said Lot 41, which is 43.56 feet northerly from the Southeastern corner thereof; thence southeasterly along the Southeastern line of said Lot 41, a distance of 43.56 feet to the point of beginning.

AREA SUMMARY

LOT 4, BLOCK 3, OAKWOOD KNOLL SECOND ADDITION - 23,628 SQ. FT. OR 0.5403 ACRES.
 LOT 41, OAK CREST - 221,535 SQ. FT. OR 5.0687 ACRES
 PROPOSED PARCEL - 641 SQ. FT. OR 0.0147 ACRES
 PROPOSED 4188 KAITLIN DR. - 23,697 SQ. FT. OR 0.5440 ACRES
 PROPOSED 695 NORTH OAK DR. - 230,864 SQ. FT. OR 5.2971 ACRES.

PROPOSED FOR:
 ROSS & WARDEN ARCHITECTS
 4188 KAITLIN DRIVE
 VADNAIS HEIGHTS, MN 55227
 512-800-1236

ROSLYN YEAGER
 692 NORTH OAK DRIVE
 VADNAIS HEIGHTS, MN 55227



CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY, PLAN, MAP, REPORT AND THE DATA THEREON, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.

MARK E. KEMPER, PLS 1940
 18407
 STATE OF MINNESOTA