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PROPOSED MINOR SUBDIVISION OF 866 MONTANA AVE. W. & 1540 VICTORIA AVE. N.

CITY OF SAINT PAUL, RAMSEY COUNTY, MINNESOTA

SECTION 23, T29N, R23W



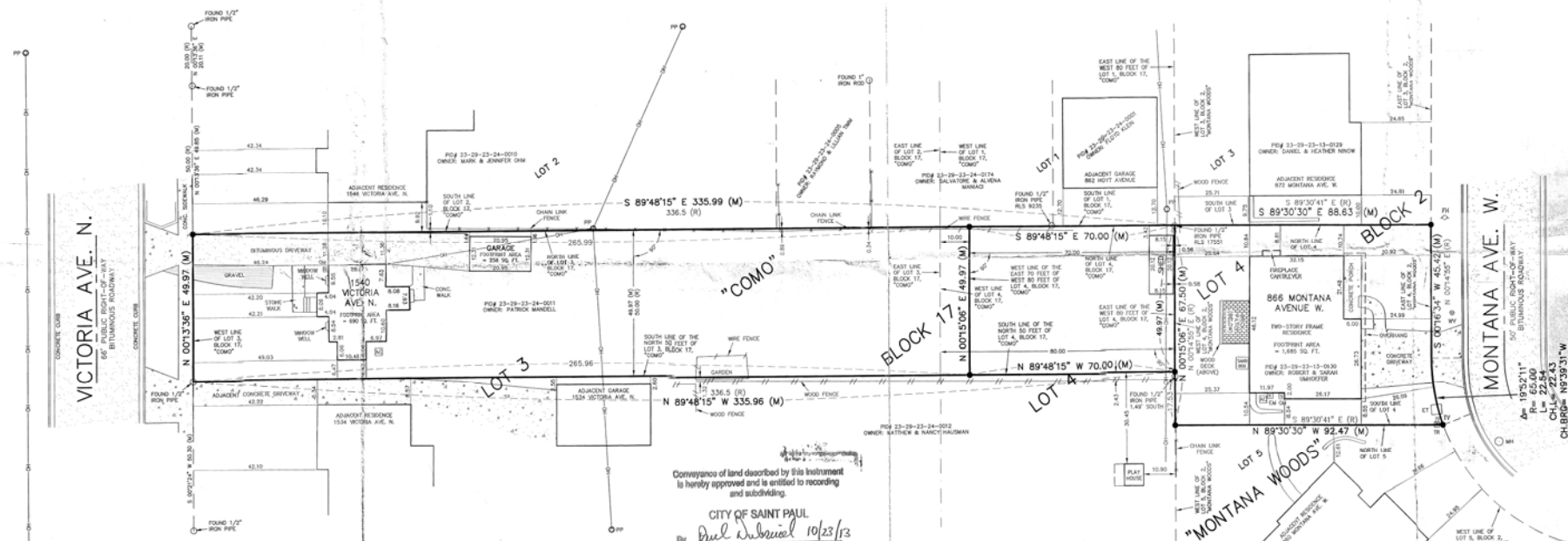
VICINITY MAP
(NO SCALE)



1540 VICTORIA AVENUE NORTH (FRONT)
SAINT PAUL, MINNESOTA



866 MONTANA AVENUE WEST (FRONT)
SAINT PAUL, MINNESOTA



VICTORIA AVE. N.
66' PUBLIC RIGHT-OF-WAY
BITUMINOUS ROADWAY

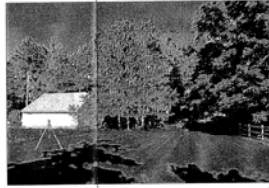
MONTANA AVE. W.
50' PUBLIC RIGHT-OF-WAY
BITUMINOUS ROADWAY

ZONING REQUIREMENTS
ZONED R-3: ONE-FAMILY RESIDENTIAL
MINIMUM LOT AREA - 6,000 SQ. FT.
MINIMUM LOT WIDTH - 50 FEET
MAXIMUM BUILDING HEIGHT - 30 FEET, OR 3 STORES
BUILDING SETBACKS:
FRONT - 25 FEET
SIDE - 6 FEET
REAR - 25 FEET
WHERE AT LEAST 50 PERCENT 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 PERCENT MORE OR LESS THAN THE AVERAGE SHALL BE DISCOUNTED FROM THE FORMULA.
(AS PER CITY OF SAINT PAUL ZONING CODE) (OWNER TO VERIFY)

Conveyances of land described by this instrument is hereby approved and is entitled to recording and subdividing.
CITY OF SAINT PAUL
By *Dan Corey* 10/23/13
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 this site.



1540 VICTORIA AVENUE NORTH (REAR)
SAINT PAUL, MINNESOTA



1540 VICTORIA AVENUE NORTH (AREA OF MINOR SUBDIVISION)
SAINT PAUL, MINNESOTA



1540 VICTORIA AVENUE NORTH (REAR SHED)
SAINT PAUL, MINNESOTA

EXISTING LEGAL DESCRIPTIONS
866 Montana Avenue West (Umhoefer Property):
Lot 4, Block 2, Montana Woods, Ramsey County, Minnesota.
(PID# 23-29-23-13-0130)
1540 Victoria Avenue North (Mandel Property):
The North 50 feet of Lot 3 and the North 50 feet of the West 80 feet of Lot 4, Block 17, Como, Ramsey County, Minnesota.
(PID# 23-29-23-24-0011)

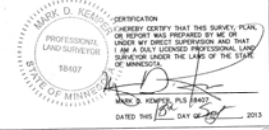
PROPOSED LEGAL DESCRIPTIONS
866 Montana Avenue West (Umhoefer Property):
Lot 4, Block 2, Montana Woods, and the East 70 feet of the West 80 feet of the North 50 feet of Lot 4, Block 17, Como, all in Ramsey County, Minnesota.
1540 Victoria Avenue North (Mandel Property):
The North 50 feet of Lot 3 and the North 50 feet of the West 80 feet of Lot 4, except the East 70 feet of said West 80 feet of Lot 4, Block 17, Como, Ramsey County, Minnesota.

EXISTING LOT AREA
866 Montana Avenue West:
6,009.3774 square feet OR 0.137963223 acres
1540 Victoria Avenue North:
16,789.8334 square feet OR 0.3854415381 acres

PROPOSED LOT AREA
866 Montana Avenue West:
9,507.5206 square feet OR 0.21826264 acres
1540 Victoria Avenue North:
13,291.6902 square feet OR 0.3051352204 acres
(3,498.1432 sq. ft. to be transferred from 1540 Victoria Ave. N. to 866 Montana Ave. N.)

- LEGEND**
- WH ○ MANHOLE
 - PP ○ POWER POLE
 - PH ○ FIRE HYDRANT
 - WV ○ WATER VALVE
 - TR □ TELEPHONE RISER
 - TV □ CABLE TV RISER
 - ET □ ELECTRIC TRANSFORMER
 - EM □ ELECTRIC METER
 - GM □ GAS METER
 - AC □ AIR CONDITIONER
 - UL --- OVERHEAD UTILITY LINE
 - MD --- DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
 - MR --- DENOTES RECORD MEASURED AS PER PLAT OR LEGAL DESCRIPTION
 - MS --- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 1840"

PREPARED FOR:
BOB UMHOEFER
866 MONTANA AVE. W.
SAINT PAUL, MN 55117
651-442-3015



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SEP 2 2013