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Ramsey County, Minnesota  
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**KEMPER & ASSOCIATES INC.**  
PROFESSIONAL LAND SURVEYORS

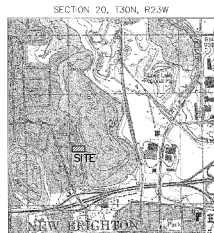
721 OLD HIGHWAY 9 N.W.  
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MINOR SUBDIVISION OF  
**1239 12TH AVENUE N.W.**  
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA



WESTERLY SIDE OF 1239 12TH AVENUE N.W.  
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA

1 INCH EQUALS 20 FEET  
BASIS FOR BEARINGS  
IS THE 2011 NAD 83  
COORDINATE SYSTEM



VICINITY MAP  
(NO SCALE)

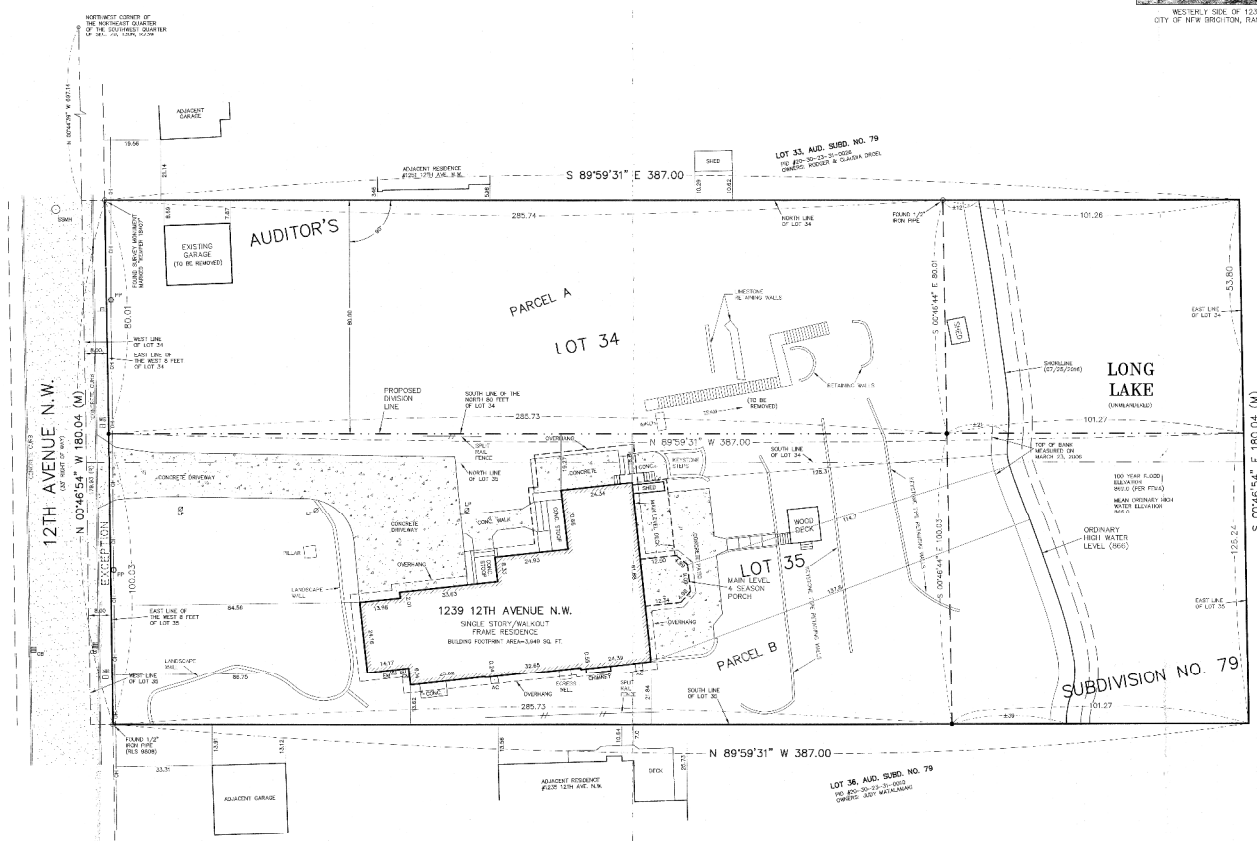
**EXISTING LEGAL DESCRIPTION**  
WARRANTY DEED DOC. NO. 3946507  
Lots 31 and 32, except the West 8 feet,  
Auditor's Subdivision No. 79, Ramsey  
County, Minnesota

**PROPOSED LEGAL DESCRIPTIONS**  
**PARCEL A**  
The North 80 feet of Lot 34, except the  
West 8 feet, Auditor's Subdivision No. 79,  
Ramsey County, Minnesota.  
**PARCEL B**  
Lot 34, except the North 80 feet thereof and  
except the West 8 feet, Auditor's Subdivision  
No. 79, Ramsey County, Minnesota.  
**AND**  
Lot 35, except the West 8 feet, Auditor's  
Subdivision No. 79, Ramsey County, Minnesota

**AREA SUMMARY**  
EXISTING PROPERTY AREA = 09,668 SQ. FT. OR  
(INCLUDES 47,532 SQ. FT. WITH LONG LAKE)  
PROPOSED PARCEL A = 28,150 SQ. FT. OR  
646,600 ACRES  
(INCLUDES 47,532 SQ. FT. WITH LONG LAKE)  
PROPOSED PARCEL B = 11,518 SQ. FT. OR  
0.2651 ACRES  
(INCLUDES 47,532 SQ. FT. WITH LONG LAKE)

**ZONING REQUIREMENTS**  
ZONED R-1 - SINGLE-FAMILY RESIDENTIAL DISTRICT  
(SUBJECT TO FLOOD PLAN MANAGEMENT)  
MINIMUM LOT AREA - 10,000 SQ. FT.  
MINIMUM LOT WIDTH - 75 FEET AT BUILDING  
SETBACK LINE  
- 45 FEET AT FRONT LOT LINE  
MAXIMUM BUILDING COVERAGE - 30%  
MAXIMUM IMPERVIOUS SURFACE COVERAGE - 30%  
MAXIMUM HEIGHT - 2.5 STORES OR 30 FEET,  
WHICHEVER IS LESS  
BUILDING SETBACKS:  
FRONT - 30 FEET  
SIDE - 5 FEET  
REAR - 5 FEET  
ACCESSORY BUILDINGS:  
AN ACCESSORY BUILDING OR DETACHED  
GARAGE SHALL NOT BE LOCATED WITHIN A  
FRONT YARD.  
THE COMBINED SIZE OF ANY ATTACHED AND  
DETACHED ACCESSORY STRUCTURES OR  
GARAGES SHALL NOT EXCEED 1,664 SQ. FT.  
AN ACCESSORY BUILDING OR DETACHED  
GARAGE MAY BE CONSTRUCTED UP TO A  
MAXIMUM OF 1,064 SQUARE FEET. ANY  
STRUCTURE LARGER THAN 624 SQUARE FEET  
UP TO 1,064 SQUARE FEET SHALL BE  
SUBJECT TO APPROVAL OF A SPECIAL USE  
PERMIT.  
NO ATTACHED GARAGE SHALL EXCEED  
1,064 SQUARE FEET  
(AS PER CITY OF NEW BRIGHTON ZONING CODE)

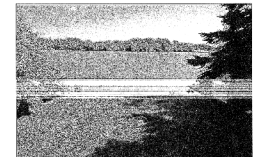
**FLOOD ZONE**  
SUBJECT PROPERTY IS WITHIN FLOOD ZONES "X"  
(AREAS DETERMINED TO BE OVERSICUT BY 0.2%  
ANNUAL CHANCE FLOODPLAIN) AND "AE" (SPECIAL  
FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY  
THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE  
NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD  
INSURANCE RATE MAP (SPECIAL FLOOD HAZARD  
IDENTIFICATION MAP) DATED JUNE 4, 2010, RAMSEY  
COUNTY, MINNESOTA.  
(THE BASE FLOOD ELEVATION FOR LONG LAKE IS 860)



- LEGEND**
- SDM ( ) SAWHOLE SEWER MANHOLE
  - CB ( ) CATCH BASIN
  - PF ( ) POWER POLE
  - LP ( ) LIGHT POLE
  - EM ( ) ELECTRIC METER
  - GM ( ) GAS METER
  - AM ( ) AIR CONDITIONER
  - W ( ) WELL
  - EL ( ) SIGN
  - ( ) OVERHEAD UTILITY LINES
  - ( ) UNDEVELOPED EASEMENT
  - ( ) UNDEVELOPED EASEMENT SUBJECT TO COURSE OF THE SHORES
  - ( ) UNDEVELOPED RECORD
  - ( ) UNDEVELOPED RECORD SUBJECT TO PLAT OF AUDITOR'S SUBDIVISION NO. 79
  - ( ) UNDEVELOPED RECORD SUBJECT TO PLAT OF SUBDIVISION NO. 79
  - ( ) UNDEVELOPED RECORD SUBJECT TO PLAT OF SUBDIVISION NO. 79



EASTERLY SIDE OF 1239 12TH AVENUE N.W.  
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA



VIEW OF LONG LAKE FROM 1239 12TH AVENUE N.W.  
CITY OF NEW BRIGHTON, RAMSEY COUNTY, MINNESOTA

**CERTIFICATE OF SURVEY**

07512 (07/2018) 2403 D.L. 1050 1-0-18

PREPARED FOR:  
JOHN HARRIS  
1239 12TH AVENUE N.W.  
NEW BRIGHTON, MINNESOTA 55112  
612-274-0211



I HEREBY CERTIFY THAT THIS SURVEY, PLAN,  
MAP OR RECORD WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT  
I AM A FULLY LICENSED PROFESSIONAL LAND  
SURVEYOR UNDER THE LAWS OF THE STATE  
OF MINNESOTA.  
DATE: 10/21/21 DAY: 10/21/21 YEAR: 2021