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Office of the County Recorder  
Ramsey County, Minnesota

Susan R Roth, County Recorder

Christopher A. Samuel, County Auditor and Treasurer

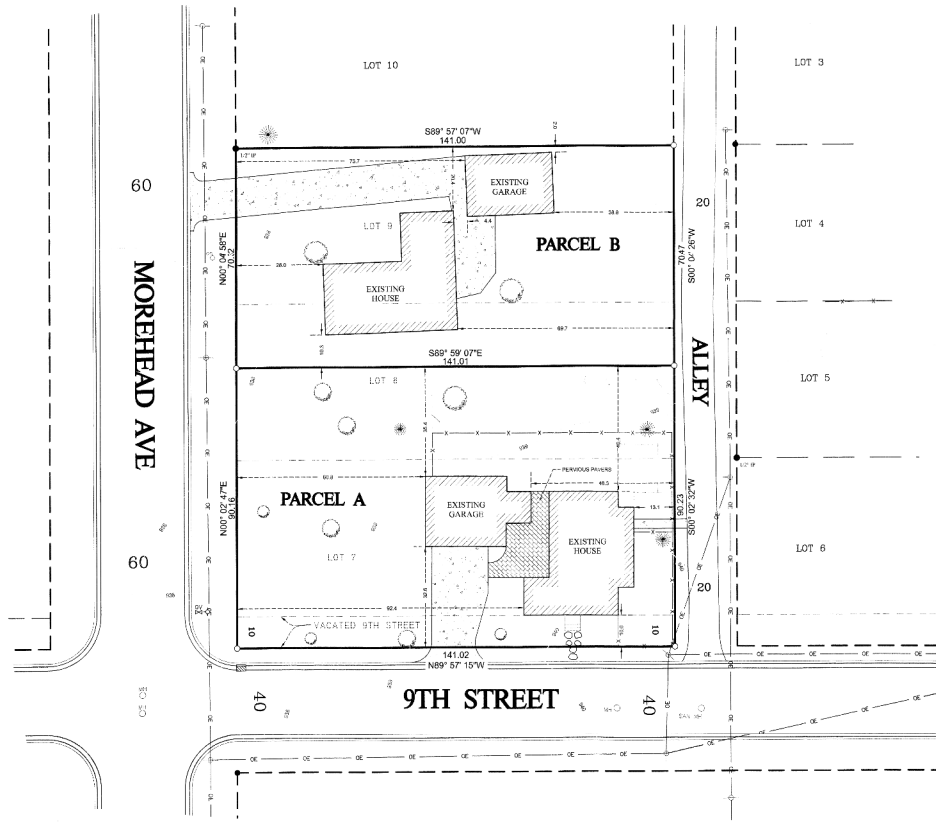
Deputy 504

Pkg ID 1279548C

Document Recording Fee Abstract      \$46.00

***Document Total***  \$46.00

# Minor Subdivision for: Kim Koeppen



### ZONING:

District: R-4P (Rural Overlay)  
Minimum Lot Area: 10,000 s.f.  
Minimum Width: 80 ft.

### Setbacks

Principle Structure  
Front: Average  
Side: 10 ft. (30 ft. corner lot)  
Rear: 30 ft.

Accessory Structure  
Side: 5 ft.

Coverages  
Impervious surface: 30% max.  
Rear yard coverage  
> 50,000 s.f.: 25% max.  
< 50,000 s.f.: 35% max.

### PARCEL A

Lot Area: 12,719 s.f.  
Lot Width: 90 ft.

### Setbacks

Principle Structure  
Front: 92.4 ft.  
Side: 10.0 ft. (south), 40.4 ft. (north)  
Rear: 13.1 ft.

Accessory Structure  
Front: 40.8 ft.  
Side: 32.6 ft. (south), 35.4 ft. (north)  
Rear: 46.3 ft.

Coverages  
Impervious surface: 20%  
Rear yard coverage: 2%

### PARCEL B

Lot Area: 9,926 s.f.  
Lot Width: 70 ft.

### Setbacks

Principle Structure  
Front: 38.0 ft.  
Side: 10.3 ft.  
Rear: 69.7 ft.

Garage  
Front: 73.7 ft.  
Side: 2.0 ft.  
Rear: 38.8 ft.

Coverages  
Impervious surface: 30.6%  
Rear yard coverage: 23%

### LEGAL DESCRIPTIONS:

#### EXISTING

2291 9th Street

Lot 7 and the north 10 feet of vacated 9th Street adjoining, Block 17, AUERBACH'S REARRANGEMENT OF PART OF WHITE BEAR, Ramsey County, Minnesota.

4942 Morehead Avenue

Lots 8 and 9, Block 17, AUERBACH'S REARRANGEMENT OF PART OF WHITE BEAR, Ramsey County, Minnesota.

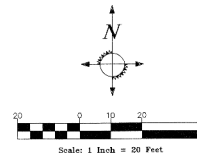
#### PROPOSED

Parcel A (2291 9th Street)

Lot 7, the north 10 feet of vacated 9th Street adjoining, and the south 30 feet of Lot 8, Block 17, AUERBACH'S REARRANGEMENT OF PART OF WHITE BEAR, Ramsey County, Minnesota. Subject to easements of record, if any.

Parcel B (4942 Morehead Avenue)

Lot 9 and Lot 8 except for the south 30 feet thereof, Block 17, AUERBACH'S REARRANGEMENT OF PART OF WHITE BEAR, Ramsey County, Minnesota. Subject to easements of record, if any.



### LEGEND:

- Iron monument found
- Iron monument set #21292
- Proposed
- Sanitary Manhole
- Manhole
- Overhead Electric
- Fence

1440 Lynch St. Ste. 230  
St. Paul, MN 55106  
Phone: 651-765-0712  
Fax: 651-775-0026  
E-mail: info@n&e.com



I hereby certify that this survey, as a part of a report, was prepared by me or that I am a duly Licensed Land Surveyor in the State of Minnesota.  
Alan C. Schnapp  
Lic. No. 21232

DATE	REVISIONS	ADDRESSER	CITY COMMENTS
12/27/18			

OWNER:  
**KIM KOEPPEN**  
2291 9TH STREET  
WHITE BEAR LAKE, MN

MINOR SUBDIVISION  
**KOEPPEN**  
2291 9TH ST., WBL, MN

DRAWN MPK	CHECKED ACS
PROJECT # 3083.002	
DATE 8/7/18	
SHEET # S1	