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

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4419 & 4421 CHATSWORTH STREET NORTH
CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA
(PROPOSED MINOR SUBDIVISION)

CONVEYANCE OF THE LAND OR
EASEMENT DESCRIBED BY THIS
INSTRUMENT WAS APPROVED
BY THE SHOREVIEW CITY COUNCIL
ON April 4 2022

BY Aaron Sedy
TITLE Senior Planner
DEPT Community Development

APPROVED
CITY OF SHOREVIEW
DATE April 4 2022
BY Aaron Sedy
Senior Planner



FRONT OF 4419/4421 CHATSWORTH STREET NORTH
CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA

1" = 40' SCALE
BASIS FOR BEARINGS
COORDINATE SYSTEM
NAD 83
GDA 1114
FOR REAL TIME GPS
MEASUREMENTS, CONTACT
THE SURVEYING DEPARTMENT
OF MINNESOTA
(612) 549-3200

EXISTING LEGAL DESCRIPTION
QUIT CLAIM DEED DOC. NO. 2313369
Lot 8 of Block 4, Pat Jordan's
Addition according to the plat thereof on
file and record in the office of the
county recorder in and for said county
and state

LOT 8 =
06.04 SQ. FT.
0.2322 ACRES

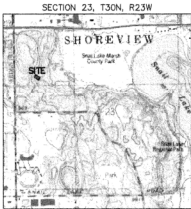
PROPOSED LEGAL DESCRIPTIONS

4419 CHATSWORTH STREET NORTH
That part of Lot 8, Block 4, Pat Jordan's
Addition, Ramsey County, Minnesota which
lies southwesterly of the following described
line:
Commencing at the Northeastern corner of
said Lot 8; thence southerly along the
Southerly line of said Lot 8 a distance
of 42.83 feet to the point of beginning of
the line to be described; thence north-
westerly to a point on the Northeastern
line of said Lot 8 which is 45.13 feet
southwesterly of the Northeastern corner
of said Lot 8; and said line there
terminating.

4421 CHATSWORTH STREET NORTH
That part of Lot 8, Block 4, Pat Jordan's
Addition, Ramsey County, Minnesota which
lies northwesterly of the following described
line:
Commencing at the Northeastern corner of
said Lot 8; thence southerly along the
Southerly line of said Lot 8 a distance
of 42.83 feet to the point of beginning of
the line to be described; thence north-
westerly to a point on the Northeastern
line of said Lot 8; and said line there
terminating.

PROPOSED AREA SUMMARY
4419 CHATSWORTH STREET NORTH
7,305 SQ. FT. OR 0.1677 ACRES
4421 CHATSWORTH STREET NORTH
6,729 SQ. FT. OR 0.1545 ACRES

HARDCOVER SUMMARY
4419 CHATSWORTH ST. N.
SOUTHWESTERLY HALF OF BUILDING, SOUTHWESTERLY HALF
OF CONCRETE DRIVEWAY, CONCRETE
WALK & STEPS-CLIMB SQ. FT.
(8% OF PROPOSED PROPERTY AREA)
4421 CHATSWORTH ST. N.
SOUTHWESTERLY HALF OF BUILDING, SOUTHWESTERLY HALF
OF CONCRETE DRIVEWAY, CONCRETE
WALK & STEPS-CLIMB SQ. FT.
(8% OF PROPOSED PROPERTY AREA)



VICINITY MAP
(NO SCALE)

ZONING REQUIREMENTS
ZONED R2 - ATTACHED RESIDENTIAL DISTRICT
MINIMUM LOT AREA - 6,000 SQ. FT. PER
BUILDING FOOT PER UNIT
LOAD 50 P.S.F. PER UNIT
MINIMUM LOT WIDTH - 65 FEET FOR BUILDING
MAXIMUM LOT COVERAGE - 50%
MAXIMUM HEIGHT - 35 FEET
BUILDING SETBACKS:
FRONT - 35 FEET
SIDE - 10 FEET
(AS PER CITY OF SHOREVIEW ZONING CODE)



NORTHWESTERLY SIDE OF 4421 CHATSWORTH STREET NORTH
CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA



SOUTHWESTERLY SIDE OF 4419 CHATSWORTH STREET NORTH
CITY OF SHOREVIEW, RAMSEY COUNTY, MINNESOTA

- LEGEND**
- MB () MANHOLE
 - OB () CATCH BASIN
 - BT () TELEPHONE BASE
 - WV () WATER VALVE
 - OD () DRAIN BASIN
 - EM () ELECTRIC METER
 - SM () GAS METER
 - WC () W/C CHECKER
 - OR () BENTLEY DIMENSION MARKED USING THE
TOWER OF THIS SURVEY
 - OS () BENTLEY RECORD DIMENSION AS PER PLAT OF
PAT JORDAN'S ADDITION
 - BENTLEY RT DIMENSION MARKED
"TEMPER 1840"

FLOODPLAIN NOTES:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "A"
AREAS PROPRIETARY TO BE COVERED BY THE
ANNUAL CHANGING FLOODPLAIN ACCORDING TO THE
REGIONAL FLOODPLAIN MANAGEMENT AGENCY (RFPMA)
FLOODPLAIN MAPS OF Ramsey County (RAMSEY
COUNTY) FLOODPLAIN ZONING MAP 4-2016, RAMSEY
COUNTY, MINNESOTA

CERTIFICATE OF SURVEY

2108 (2/18/16) S.S. 2020 HOLZ

PREPARED FOR:
SCOTT SAYRE
485 OLD FARM ROAD
SHOREVIEW, MN 55126
612-759-8820
scottsayre@kai.com



CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY PLAN,
OR REPORT WAS PREPARED BY ME OR UNDER
MY CLOSE PERSONAL SUPERVISION AND THAT
I AM A FULLY LICENSED PROFESSIONAL LAND
SURVEYOR UNDER THE LAWS OF THE STATE OF
MINNESOTA.
Scott Sayre
DATE: THIS 24th DAY OF JANUARY, 2022