

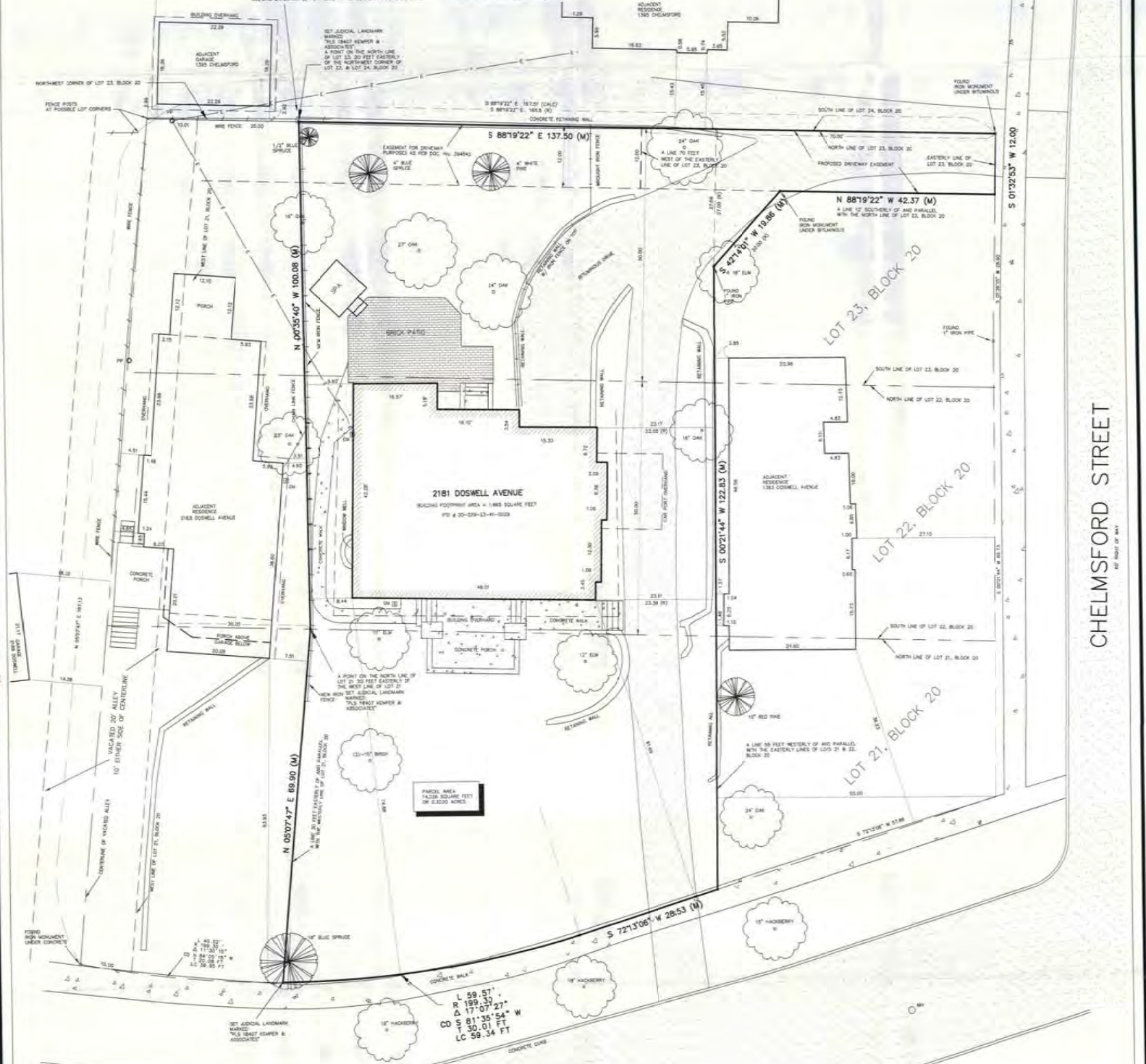
**2181 DOSWELL AVENUE**  
**PART OF LOTS 21, 22, & 23, BLOCK 20,**  
**ST. ANTHONY PARK NORTH, CITY OF ST. PAUL,**  
**RAMSEY COUNTY, MINNESOTA**

EXISTING EASEMENT DOCUMENT NO. 394842

AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS THE NORTHERLY TWELVE (12) FEET OF LOT TWENTY-THREE (23), BLOCK TWENTY (20), ST. ANTHONY PARK NORTH, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE FOR RAMSEY COUNTY, MINNESOTA FOR INGRESS AND EGRESS TO LOT TWENTY FOUR (24) OF SAID BLOCK.

**PROPOSED DRIVEWAY EASEMENT**

AN EASEMENT FOR DRIVEWAY PURPOSES OVER AND ACROSS THE EASTERLY SEVENTY (70) FEET OF THE NORTHERLY TWELVE (12) FEET OF LOT TWENTY-THREE (23), BLOCK TWENTY (20), ST. ANTHONY PARK NORTH, ACCORDING TO THE RECORDED PLAT THEREOF ON FILE FOR RAMSEY COUNTY, MINNESOTA FOR INGRESS AND EGRESS TO LOT TWENTY FOUR (24) OF SAID BLOCK.



CHELMSFORD STREET

**DOSWELL AVENUE**  
 Including Public Street, 60 Feet of Way

- LEGEND**
- MANHOLE
  - GAS METER
  - ELECTRIC METER
  - POWER POLE
  - OVERHEAD POWER LINES
  - BROUGHT IRON FENCE
  - WOOD FENCE
  - DENOTES CONCRETE SURFACE
  - DENOTES BITUMINOUS SURFACE
  - DENOTES MONUMENT SET MARKED "NUMBER 18407"
  - (R) DENOTES RECORD DIMENSION PER SURVEY BY R. WOLFGRAF RLS
  - (M) DENOTES MEASURED DIMENSION THIS SURVEY



**SETBACK INFORMATION**

ZONED:	R-3 (SINGLE FAMILY)
FRONT:	25 FEET OR AVERAGE OF BLOCK
REAR:	25 FEET
SIDE:	5 FEET
LOT COVERAGE:	30% PRINCIPAL STRUCTURE
DETACHED GARAGE:	1 FOOT

PREPARED FOR:  
 LEGAL COUNCIL  
 MARK VYVYAN  
 FREDERICKSON & BYRON  
 4000 PILLSBURY CENTER  
 200 8TH STREET  
 MINNEAPOLIS, MN 55404

**LEGAL DESCRIPTION**

CERTIFICATE OF TITLE NO. 383184

NOTE: THIS SURVEY IS BASED PARTLY ON A SURVEY CONDUCTED OCTOBER 7, 1939 BY R. WOLFGRAF REGISTERED LAND SURVEYOR

LOTS 21, 22 AND 23 EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE PARALLEL WITH AND 55 FEET WESTERLY OF THE EAST LINE OF SAID