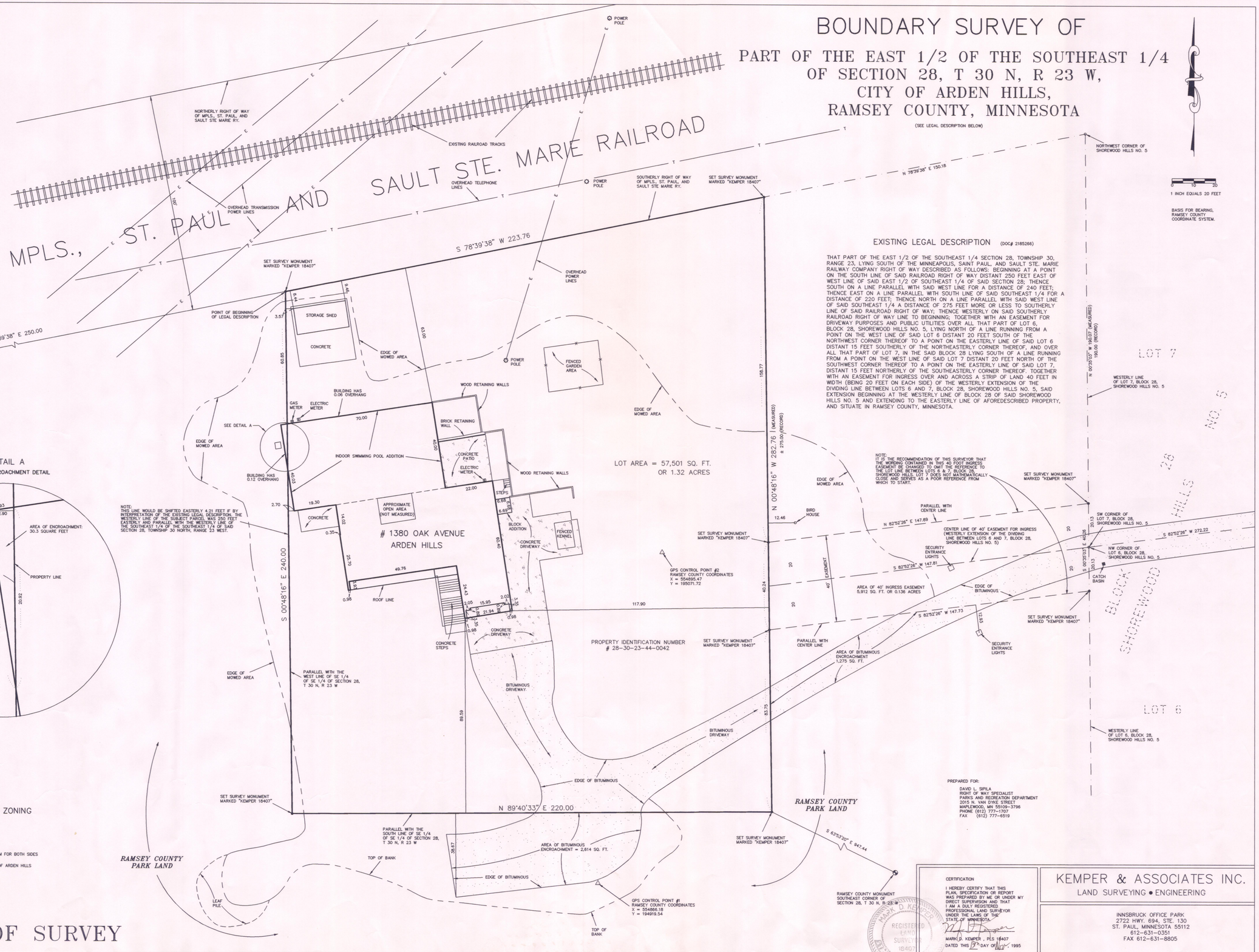
BOUNDARY SURVEY OF

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, T 30 N, R 23 W, CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

(SEE LEGAL DESCRIPTION BELOW)

LEGEND

- OVERHEAD UTILITY LINES
- GAS METER
- ELECTRIC METER
- DENOTES CONCRETE
- DENOTES BITUMINOUS
- CATCH BASIN



DETAIL A
HOUSE ENCROACHMENT DETAIL

EXISTING LEGAL DESCRIPTION (DOC# 2185266)

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 SECTION 28, TOWNSHIP 30, RANGE 23, LYING SOUTH OF THE MINNEAPOLIS, SAINT PAUL, AND SAULT STE. MARIE RAILWAY COMPANY RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY DISTANT 250 FEET EAST OF WEST LINE OF SAID EAST 1/2 OF SOUTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH ON A LINE PARALLEL WITH SAID WEST LINE FOR A DISTANCE OF 240 FEET; THENCE EAST ON A LINE PARALLEL WITH SOUTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 220 FEET; THENCE NORTH ON A LINE PARALLEL WITH SAID WEST LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 275 FEET MORE OR LESS TO SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE WESTERLY ON SAID SOUTHERLY RAILROAD RIGHT OF WAY LINE TO BEGINNING; TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES AND PUBLIC UTILITIES OVER ALL THAT PART OF LOT 6, BLOCK 28, SHOREWOOD HILLS NO. 5, LYING NORTH OF A LINE RUNNING FROM A POINT ON THE WEST LINE OF SAID LOT 6 DISTANT 20 FEET SOUTH OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE EASTERLY LINE OF SAID LOT 6 DISTANT 15 FEET SOUTHERLY OF THE NORTHEASTERLY CORNER THEREOF, AND OVER ALL THAT PART OF LOT 7, IN THE SAID BLOCK 28 LYING SOUTH OF A LINE RUNNING FROM A POINT ON THE WEST LINE OF SAID LOT 7 DISTANT 20 FEET NORTH OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE EASTERLY LINE OF SAID LOT 7, DISTANT 15 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER THEREOF. TOGETHER WITH AN EASEMENT FOR INGRESS OVER AND ACROSS A STRIP OF LAND 40 FEET IN WIDTH (BEING 20 FEET ON EACH SIDE) OF THE WESTERLY EXTENSION OF THE DIVIDING LINE BETWEEN LOTS 6 AND 7, BLOCK 28, SHOREWOOD HILLS NO. 5, SAID EXTENSION BEGINNING AT THE WESTERLY LINE OF BLOCK 28 OF SAID SHOREWOOD HILLS NO. 5 AND EXTENDING TO THE EASTERLY LINE OF AFOREDESCRIBED PROPERTY, AND SITUATE IN RAMSEY COUNTY, MINNESOTA.

NOTE:
IT IS THE RECOMMENDATION OF THIS SURVEYOR THAT THE WORDING CONTAINED IN THIS 40 FOOT INGRESS EASEMENT BE CHANGED TO OMIT THE REFERENCE TO THE LOT LINE BETWEEN LOTS 6 & 7, BLOCK 28, SHOREWOOD HILLS. LOT 7 DOES NOT MATHEMATICALLY CLOSE AND SERVES AS A POOR REFERENCE FROM WHICH TO START.

SETBACKS AND ZONING

ZONING IS R-1

SETBACKS:

FRONT	40'
REAR	30'
SIDE	10' WITH 25' MINIMUM FOR BOTH SIDES

(AS PER KEVIN AT THE CITY OF ARDEN HILLS PHONE 633-5676)

PREPARED FOR:

DAVID L. SIPILA
RIGHT OF WAY SPECIALIST
PARKS AND RECREATION DEPARTMENT
2015 N. VAN DYKE STREET
MAPLEWOOD, MN 55109-3796
PHONE (612) 777-1707
FAX (612) 777-6519

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

MARK D. KEMPER , PLS 18407
DATED THIS 7th DAY OF July 1995

MARK D. KEMPER REGISTERED LAND SURVEYOR 18407

KEMPER & ASSOCIATES INC.
LAND SURVEYING • ENGINEERING

INNSBRUCK OFFICE PARK
2722 HWY. 694, STE. 130
ST. PAUL, MINNESOTA 55112
612-631-0351
FAX 612-631-8805

CERTIFICATE OF SURVEY

95748 (95748.DWG) D.B. RICHARD NORDGAARD