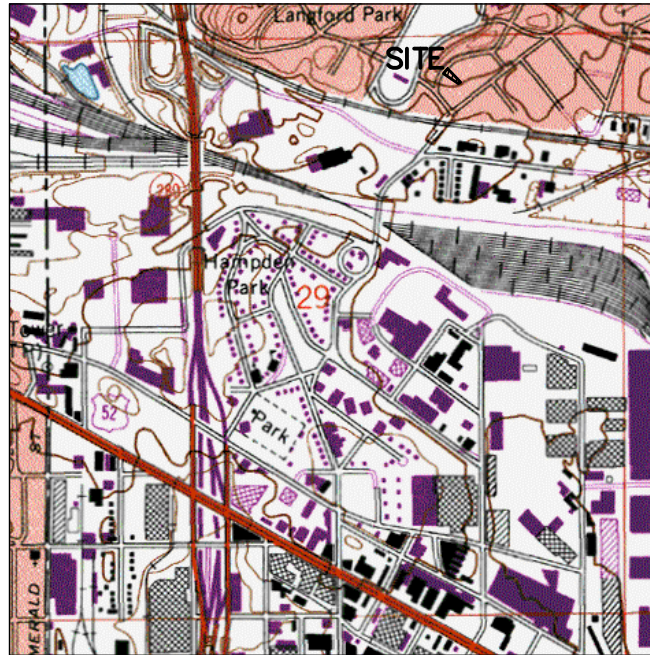


# KEMPER & ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

721 OLD HIGHWAY 8 N.W.  
NEW BRIGHTON, MINNESOTA 55112  
651-631-0351  
FAX 651-631-8805  
email: kemper@pro-ns.net  
www.kempersurveys.com

SECTION 29, T29N, R23W



VICINITY MAP  
(NO SCALE)

## HARDCOVER SUMMARY

HOUSE & PORCH FOOTPRINT=1,070 SQ. FT.  
GARAGE FOOTPRINT=320 SQ. FT.  
REAR DECK & STEPS=153 SQ. FT.  
FRONT WOOD STEPS=21 SQ. FT.  
CONCRETE WALKS & STEPS=252 SQ. FT.  
PAVER WALKS, STEPS & PATIO=284 SQ. FT.  
BITUMINOUS DRIVEWAY=29 SQ. FT.

TOTAL IMPERVIOUS SURFACE COVERAGE=  
2,129 SQ. FT. (28.0% OF LOT AREA)

FLOODPLAIN NOTE:  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X"  
(AREAS DETERMINED TO BE OUTSIDE THE 1%  
ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD  
INSURANCE RATE MAP COMMUNITY PANEL NUMBER  
27123C00800, DATED JUNE 4, 2010, RAMSEY  
COUNTY, MINNESOTA

## ZONING REQUIREMENTS

ZONED RT2 - TOWNHOUSE RESIDENTIAL DISTRICT  
R4 ONE-FAMILY DISTRICT DIMENSIONAL STANDARDS  
SHALL APPLY WHEN ONE-FAMILY DWELLINGS ARE  
ERECTED IN RT1-RT2 RESIDENTIAL DISTRICTS

MINIMUM LOT AREA - 5,000 SQ. FT.

MINIMUM LOT WIDTH - 40 FEET

MAXIMUM HEIGHT - 3 STORIES, 30 FEET

BUILDING SETBACKS:

FRONT - 25 FEET

SIDE - 4 FEET

REAR - 25 FEET

MAXIMUM LOT COVERAGE - 35% BY PRINCIPAL  
BUILDING

## ACCESSORY BUILDINGS:

ACCESSORY BUILDINGS SHALL NOT BE  
ERECTED IN OR ESTABLISHED IN A  
REQUIRED YARD EXCEPT A REAR YARD  
GARAGES SHALL BE SET BACK FROM THE  
FRONT LOT LINE AT LEAST AS FAR AS  
THE PRINCIPAL STRUCTURE

ACCESSORY BUILDINGS SHALL BE SET  
BACK A MINIMUM OF 1 FOOT FROM ANY  
ALLEY RIGHT-OF-WAY

ON ALL OTHER LOTS, ACCESSORY  
BUILDINGS SHALL BE SET BACK AT LEAST  
3 FEET FROM ALL INTERIOR LOT LINES,  
AND OVERHANGS SHALL BE SET BACK  
AT LEAST 1/3 THE DISTANCE OF THE  
GARAGE WALL OR 1 FOOT, WHICHEVER IS  
GREATER

ACCESSORY BUILDINGS SHALL NOT  
EXCEED 15 FEET IN HEIGHT, PROVIDED,  
HOWEVER, THAT ACCESSORY BUILDINGS  
WITH A FLAT OR SHED ROOF STYLE SHALL  
NOT EXCEED 12 FEET IN HEIGHT, AND  
THAT THE HEIGHT OF AN ACCESSORY  
BUILDING CONTAINING A DWELLING UNIT  
SHALL NOT EXCEED 25 FEET OR THE  
HEIGHT OF THE PRINCIPAL STRUCTURE,  
WHICHEVER IS LESS

THERE SHALL BE A MAXIMUM OF THREE  
ACCESSORY BUILDINGS, THE TOTAL OF  
WHICH MAY OCCUPY A MAXIMUM OF  
1,200 SQ. FT.

ACCESSORY BUILDINGS MAY OCCUPY A  
MAXIMUM OF 35% OF THE REAR YARD.  
WHERE THE REAR YARD ADJACENT AN  
ALLEY, HALF THE AREA OF THE  
ADJOINING ALLEY MAY BE INCLUDED  
IN CALCULATING THE AREA OF THE  
REAR YARD THAT MAY BE OCCUPIED  
BY ACCESSORY BUILDINGS

(AS PER CITY OF ST. PAUL ZONING CODE)



EASTERLY RETAINING WALL INTERSECTION ASSUMED TO  
REPRESENT EVIDENCE OF EXISTING LOT LINE



REAR OF GARAGE AT 2246 SCUDDER STREET  
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



GARAGE AT 2246 SCUDDER STREET  
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

# 2246 SCUDDER STREET

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

1" = 10'

1" EQUALS 10 FEET

BASIS FOR BEARINGS:

RAMSEY COUNTY

COORDINATE SYSTEM

(NAD83, 1996)

BASIS FOR ELEVATION:

TOP NUT OF FIRE

HYDRANT AT THE

SOUTH END OF

LANGFORD PARK

ELEV.=892.22 (NGVD29)

(AS PER CITY OF

ST. PAUL PUBLIC WORKS)

(VIA REAL TIME GPS

MEASUREMENTS UTILIZING

MINNESOTA DEPARTMENT

OF TRANSPORTATION

VRS NETWORK)

CONTOUR INTERVAL=1 FOOT



REAR OF 2246 SCUDDER STREET  
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



FRONT OF 2246 SCUDDER STREET  
CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA

## LEGAL DESCRIPTION

CERTIFICATE OF TITLE NO. 646147

Lot 4, Block 44, St. Anthony Park

LOT 4 =  
7,207 SQ. FT.  
OR 0.1654 ACRES

NOTE: THE RECORDED PLAT OF "ST. ANTHONY PARK"  
DOES NOT DEPICT DIMENSIONS FOR SEVERAL OF THE  
LOT LINES. EXISTING CORNER MONUMENTS AND AN  
EXISTING RETAINING WALL INTERSECTION WERE USED  
TO DETERMINE THE LOT LINES SHOWN HEREON.

## LEGEND

- 900 — EXISTING CONTOUR LINE
- X 905.55 EXISTING SPOT ELEVATION
- SSMH ○ SANITARY SEWER MANHOLE
- PP ○ POWER POLE
- LP ○ LAMP POST
- WV ○ WATER VALVE
- EM □ ELECTRIC METER
- GM □ GAS METER
- AC □ AIR CONDITIONER
- OH — OVERHEAD UTILITY LINES
- SS — SANITARY SEWER
- ST — STORM SEWER
- W — WATER MAIN/SERVICE
- G — GAS MAIN/SERVICE
- (M) DENOTES DIMENSION  
MEASURED DURING THE  
COURSE OF THIS SURVEY
- (R) DENOTES RECORD  
DIMENSION AS PER PLAT  
OF ST. ANTHONY PARK
- DENOTES SET SURVEY  
MONUMENT MARKED  
"KEMPER 18407"

PREPARED FOR:  
JANE TURK & BRENDAN THEMES  
2246 SCUDDER STREET  
ST. PAUL, MINNESOTA 55108  
612-231-2820  
jane.turk@gmail.com  
612-986-4224  
brendan.themes@gmail.com



CERTIFICATION  
I HEREBY CERTIFY THAT THIS SURVEY, PLAN,  
OR REPORT WAS PREPARED BY ME OR  
UNDER MY DIRECT SUPERVISION AND THAT  
I AM A DULY LICENSED PROFESSIONAL LAND  
SURVEYOR UNDER THE LAWS OF THE STATE  
OF MINNESOTA  
Mark D. Kemper  
MARK D. KEMPER, PLS 18407  
DATED THIS 12TH DAY OF JANUARY, 2023

# CERTIFICATE OF SURVEY

22096 (22096.DWG)

D.B. TODD HOLLEN

KEMPER & ASSOCIATES, INC. (C)