

3253 OLD HIGHWAY 8

CITIES OF ROSEVILLE & ST. ANTHONY
RAMSEY & HENNEPIN COUNTIES, MINNESOTA

(SEE LEGAL DESCRIPTIONS BELOW)



FRONT OF 3253 OLD HIGHWAY 8



REAR OF 3253 OLD HIGHWAY 8



GARAGE AT 3253 OLD HIGHWAY 8

ZONING REQUIREMENTS

CITY OF ROSEVILLE	CITY OF ST. ANTHONY
ZONED R-1 - SINGLE FAMILY RESIDENTIAL	ZONED R-1 - SINGLE FAMILY RESIDENTIAL
MINIMUM LOT AREA - 11,000 SQ. FT.	MINIMUM LOT AREA - 9,000 SQ. FT.
MINIMUM LOT WIDTH - 85 FEET	MINIMUM LOT WIDTH - 75 FEET AT SETBACK LINE
MINIMUM LOT DEPTH - 110 FEET	MINIMUM LOT DEPTH - 110 FEET
MAXIMUM FLOOR AREA RATIO - 0.3	MAXIMUM FLOOR AREA RATIO - 0.3
MAXIMUM LOT COVERAGE - 35% (LOT MORE THAN 9,000 SQ. FT.)	MAXIMUM LOT COVERAGE - 35% (LOT MORE THAN 9,000 SQ. FT.)
MAXIMUM LOT COVERAGE - 30% (LOT LESS THAN 9,000 SQ. FT.)	MAXIMUM LOT COVERAGE - 30% (LOT LESS THAN 9,000 SQ. FT.)
MAXIMUM HEIGHT - 30 FEET OR 2.5 STORIES	MAXIMUM HEIGHT - 25 FEET
BUILDING SETBACKS:	BUILDING SETBACKS:
FRONT - 30 FEET	FRONT - GREATER OF 30 FEET OR AVERAGE
SIDE - 10 FEET	FRONT - GREATER OF 30 FEET OR AVERAGE
REAR - 30 FEET	REAR - GREATER OF 20% OF LOT DEPTH OR 25 FEET
(AS PER CITY OF ROSEVILLE ZONING CODE)	(AS PER CITY OF ST. ANTHONY ZONING CODE)

AREA SUMMARY

TOTAL PROPERTY AREA (TO OLD HIGHWAY 8 RIGHT OF WAY LINE) = 75,605 SQ. FT. OR 1.7357 ACRES
(INCLUDES 1,320 SQ. FT. FOR 33' COUNTY ROAD C2 RIGHT OF WAY)

NOTE: AREA OF DOCUMENT NO. 2511426 WHICH LIES BETWEEN THE CENTER LINE AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD HIGHWAY 8 IS 3,248 SQ. FT. OR 0.0740 ACRES

LEGEND

- MH ○ MANHOLE
- FH ○ FIRE HYDRANT
- PP ○ POWER POLE
- MB □ MAIL BOX
- SIGN
- E— OVERHEAD UTILITY LINES
- (M) DENOTES DIMENSION MEASURED DURING THE COURSE OF THIS SURVEY
- (R) DENOTES RECORD DIMENSION AS PER LEGAL DESCRIPTIONS
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

CERTIFICATE OF SURVEY

05312 (05312R1.DWG) D.B. 1000 HOLEN ADDED EASEMENTS 03/16/09

S 89°30'30" W 85.60' ROSEVILLE COMMONS WEST

CIC NO. 417 ROSEVILLE COMMONS EAST

S 89°57'16" W 330.40' ROSEVILLE COMMONS EAST

S 89°57'16" W 330.40'

S 89°57'16" W 330.40'

S 89°57'16" W 330.40'

COUNTY ROAD C2 N 89°57'16" E 40.00' N 89°57'20" E 2347.15'

KEMPER & ASSOCIATES INC.

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

1 INCH EQUALS 20 FEET

BASIS FOR BEARINGS:
RAMSEY COUNTY COORDINATE SYSTEM (DECEMBER 1991 ADJUSTMENT)

LEGAL DESCRIPTIONS

WARRANTY DEED DOCUMENT NO. 2511426 (1180142)
That part of the Northwest quarter (NW1/4) of Section Five (5), Township Twenty-nine (29), Range Twenty-three (23), described as follows: Commencing at a point on the West line of Section Five (5), Township Twenty-nine (29), Range Twenty-three (23), Ramsey County, Minnesota, which point is distant Two Hundred Twenty-five (225) feet South of the Northwest (NW) corner of the Southwest quarter (SW1/4) of Section Five (5); thence East parallel with the North line of the Southwest quarter (SW1/4) of said Section Five (5), a distance of Two Hundred Ninety and 4/10 (290.4) feet; thence South parallel with the West line of said Section Five (5), a distance of Seventy-five feet (75 ft.); thence West to a point on the West line of said Section Five (5) which is Seventy-five (75) feet South of the point of beginning; thence North Seventy-five (75) feet to point of beginning.

Also that part of the Southeast quarter (SE1/4) of Section Six (6), Township Twenty-nine (29), Range Twenty-three (23), Hennepin County, Minnesota described as follows: Commencing at a point on the East line of said Section Six (6), Township Twenty-nine (29), Range Twenty-three (23), which point is distant Two Hundred Twenty-five (225) feet South of the Northeast corner of the Southeast quarter (SE1/4) of said Section Six (6); thence West parallel with the North line of the Southeast quarter (SE1/4) of said Section Six (6), a distance of fifty-four and six tenths (54.6) feet more or less to the center line of State Highway No. 63; thence Southwesterly along said center line eighty-one (81) feet; thence East Eighty-six and 2/10 (86.2) feet more or less to a point on the East line of said Section Six (6) which is seventy-five (75) feet South of the point of beginning; thence North seventy-five (75) feet to point of beginning, all according to the United States Government Survey thereof, and subject to the rights of the Public and Easement of the State of Minnesota in highway.

WARRANTY DEED DOCUMENT NO. 1404400
That part of the Northeast 1/4 of Section 6, Township 29, Range 23, Hennepin County, Minnesota, described as follows to-wit: Beginning at the Northeast corner of the Northeast 1/4 of said Section 6; thence South along the East line thereof 300 feet to the actual point of beginning of the tract of land to be described; thence continuing South along East line a distance of 100 feet; thence West parallel with the North line of said Northeast 1/4 of the Southeast 1/4 86.02 feet, more or less, to the Southeastly line of U.S. Highway #6 as the same is now laid out and constructed; thence Northeastly along the Southeastly line of said U.S. Highway #6 a distance of 108.64 feet, more or less, to a point on a line drawn from a point on the East line of said Northeast 1/4 of the Southeast 1/4 300 feet South of the Northeast corner thereof, to a point in the center line of U.S. Highway #6, said point being distant 81 feet Southwesterly measured along said center line from a point on a line drawn parallel with the North line of said Northeast 1/4 of the Southeast 1/4 and passing through a point on the East line thereof distant 225 feet South of the Northeast corner thereof; thence Easterly 43.65 feet, more or less, to the point of beginning.

And all the tract or parcel of land lying and being in the County of Ramsey and State of Minnesota, described as follows, to-wit: That part of the Northwest 1/4 of the Southwest 1/4, Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows, to-wit: Beginning at a point on the North line of said Northwest 1/4 of the Southwest 1/4 330.4 feet East from the Northwest corner thereof; thence South parallel with the West line thereof 300 feet to the actual point of beginning of the tract of land to be described; thence continuing South along said parallel line a distance of 100.0 feet; thence West parallel with the North line of said Northwest 1/4 of the Southwest 1/4 330.4 feet, to the West line thereof; thence North along said West line 100 feet; thence East parallel with the North line of said Northwest 1/4 of the Southwest 1/4 330.4 feet, more or less, to the point of beginning.

WARRANTY DEED DOCUMENT NO. 1404401
That part of the Northwest 1/4 of Section 5, Township 29, Range 23, Ramsey County, Minnesota, described as follows: Beginning at a point on the North line thereof, distant 290.4 feet East from the Northwest corner thereof; thence East along said North line a distance of 40 feet; thence South parallel with the West line of said Northwest 1/4 of the Southwest 1/4 300 feet; thence West parallel with the North line thereof 40 feet; thence North parallel with the West line thereof 300 feet to the point of beginning, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County.

Subject to the rights of the public over the North 33 feet thereof for road purposes.

CONVEYANCE OF FORFEITED LANDS DOC. NO. 3636694
Commencing at intersection of center line of State Highway No. 63 with E. line of SE1/4; thence S. 131 2/10 ft.; thence West 54 8/10 ft. to center line of road; thence Northwesterly 142 2/10 ft. to beginning, except road, Section Six (6), Township Twenty-nine (29), Range Twenty-three (23), VILLAGE OF ST. ANTHONY.

NOTE: THE 75-FOOT WIDE PORTION OF SECTION 6 DESCRIBED IN DOCUMENT NO. 2511426 IS DESCRIBED TO THE CENTER LINE OF STATE HIGHWAY NO. 63 AND THEN DESCRIBES AN EASEMENT IN HIGHWAY. THE OTHER TWO PORTIONS OF SECTION 6 DESCRIBED IN DOCUMENT NOS. 1404400 & 3636694 ONLY DESCRIBE TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE HIGHWAY. THIS SURVEY DEPICTS THE 75-FOOT WIDE PORTION ONLY TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE HIGHWAY. DOCUMENT NO. 3636694 APPEARS TO OVERLAP DOCUMENT NO. 2511426, HOWEVER THIS SURVEY DEPICTS THE DIVISION LINE BETWEEN SAID DOCUMENTS AS THE NORTH LINE OF DOCUMENT NO. 2511426.

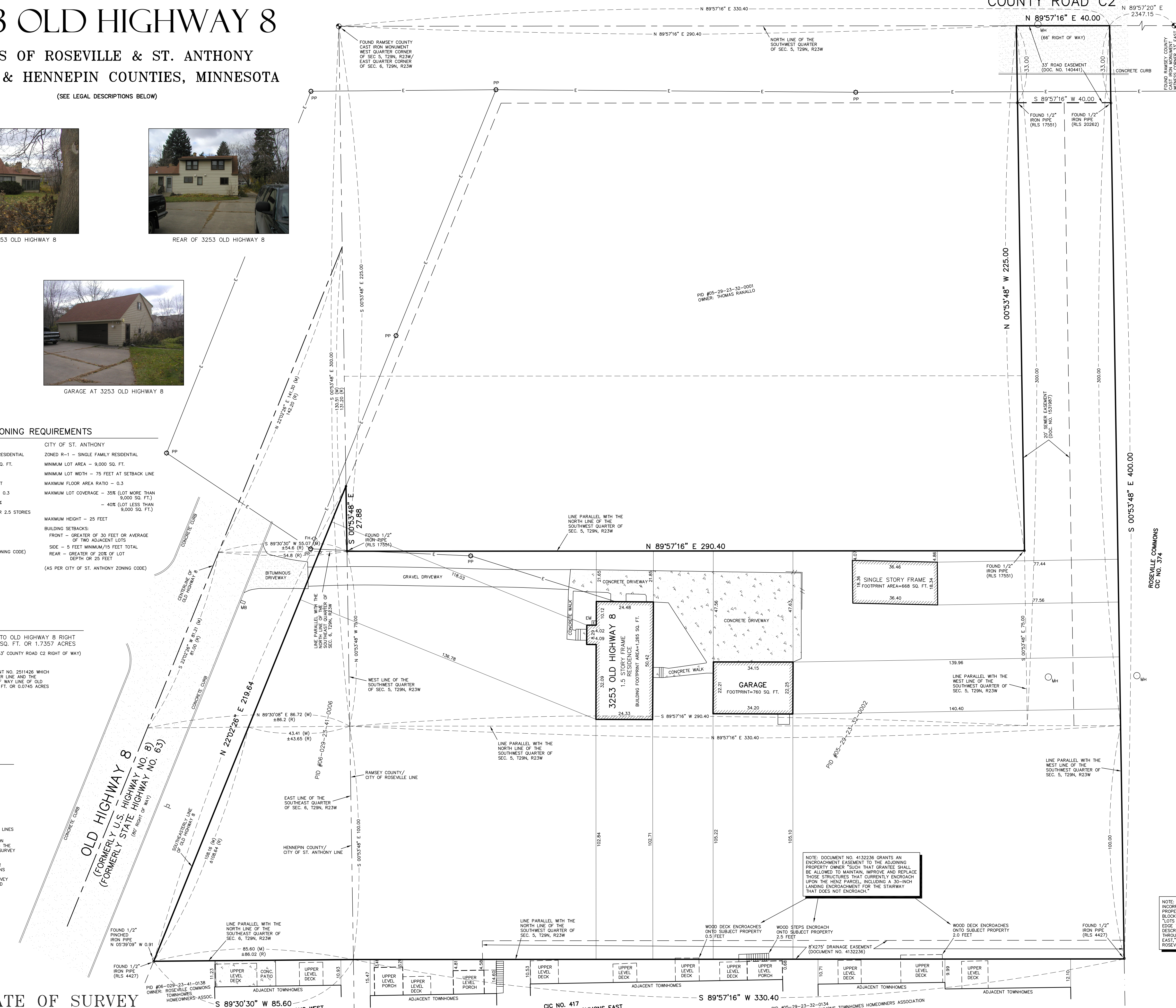
NOTE: EASEMENT DOCUMENT NO. 4132236 INCORRECTLY DESCRIBES THE ADJOINING PROPERTY AS "LOTS 1 THROUGH 11, BLOCK 1, WOODS EDGE TOWNHOMES," AND "LOTS 1 THROUGH 3, BLOCK 1, WOODS EDGE TOWNHOMES." THE CORRECT LEGAL DESCRIPTIONS SHOULD BE "LOTS 1 THROUGH 11, BLOCK 1, ROSEVILLE COMMONS EAST," AND "LOTS 1 THROUGH 3, BLOCK 1, ROSEVILLE COMMONS WEST."

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.

PREPARED FOR:
JOHN RUNQUIST
511 RIVERDA DRIVE
NEW BRIGHTON, MN 55112
651-633-6112 (HM)
763-788-9455 (WK)

MARK D. KEMPER, PLS 18407
DATED THIS ____ DAY OF ____, 2005

KEMPER & ASSOCIATES, INC. (C)



NOTE: DOCUMENT NO. 4132236 GRANTS AN ENCROACHMENT EASEMENT TO THE ADJOINING PROPERTY OWNER "SUCH THAT GRANTEE SHALL BE ALLOWED TO MAINTAIN, IMPROVE AND REPLACE THOSE STRUCTURES THAT CURRENTLY ENDOACH UPON THE HENS PARCEL, INCLUDING A 30-INCH LANDING ENCROACHMENT FOR THE STAIRWAY THAT DOES NOT ENDOACH"

NOTE: EASEMENT DOCUMENT NO. 4132236 INCORRECTLY DESCRIBES THE ADJOINING PROPERTY AS "LOTS 1 THROUGH 11, BLOCK 1, WOODS EDGE TOWNHOMES," AND "LOTS 1 THROUGH 3, BLOCK 1, WOODS EDGE TOWNHOMES." THE CORRECT LEGAL DESCRIPTIONS SHOULD BE "LOTS 1 THROUGH 11, BLOCK 1, ROSEVILLE COMMONS EAST," AND "LOTS 1 THROUGH 3, BLOCK 1, ROSEVILLE COMMONS WEST."

N:\Projects\05312R1\DWG\05312R1.DWG, 04/10/2009 05:06:35 PM