





**KEMPER & ASSOCIATES INC.**  
PROFESSIONAL LAND SURVEYORS

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MINOR SUBDIVISION OF

**3311 25TH ST. E. / 2505 33RD AVE. S.**  
CITY OF MINNEAPOLIS, HENNEPIN COUNTY, MINNESOTA

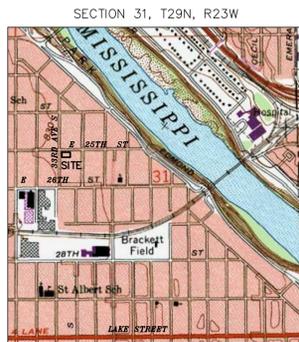


FRONT OF 2505 33RD AVENUE SOUTH



"BIRCHWOOD CAFE"  
3311 EAST 25TH STREET

1" EQUALS 10' FEET  
BASIS FOR BEARINGS:  
HENNEPIN COUNTY  
COORDINATE SYSTEM  
(NAD 83, 1996)  
BASIS FOR ELEVATION:  
CITY OF MINNEAPOLIS  
MONUMENT NO. 420  
AT THE INTERSECTION  
OF 38TH AVE. S. &  
28TH ST. E.  
ELEV. = 822.44 (NGVD 29)  
(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
GPS NETWORK)  
CONTOUR INTERVAL = 0.5 FOOT



VICINITY MAP  
(NO SCALE)

**EXISTING LEGAL DESCRIPTIONS**

3311 25TH STREET EAST  
PID #31-029-23-23-0169  
CERTIFICATE OF TITLE NO. 1230328  
Lot 24 except the West 80 feet thereof, Block 5, "Rearrangement Of Blocks In The Town Of Falls City"  
2505 33RD AVENUE SOUTH  
PID #31-029-23-23-0168  
CERTIFICATE OF TITLE NO. 1230327  
Lot 23, Block 5, "Rearrangement Of Blocks In The Town Of Falls City"

**PROPOSED LEGAL DESCRIPTIONS**

**PARCEL A**  
3311 25TH STREET EAST  
Lot 24 except the West 80 feet thereof, Block 5, "Rearrangement Of Blocks In The Town Of Falls City"  
AND  
Lot 23 except the West 80 feet thereof and except the South 12 feet lying easterly of the West 80 feet thereof, Block 5, "Rearrangement Of Blocks In The Town Of Falls City"

**PARCEL B**  
2505 33RD AVENUE SOUTH  
The West 80 feet of Lot 23 and the South 12 feet of Lot 23 lying easterly of the West 80 feet thereof, Block 5, "Rearrangement Of Blocks In The Town Of Falls City"

THE MINOR SUBDIVISION DEPICTED HEREON WILL REQUIRE TWO NEW TORRENS CERTIFICATES DESCRIBING THE DIVISION OF LOT 23, REPLACING CERTIFICATE OF TITLE NO. 1230327

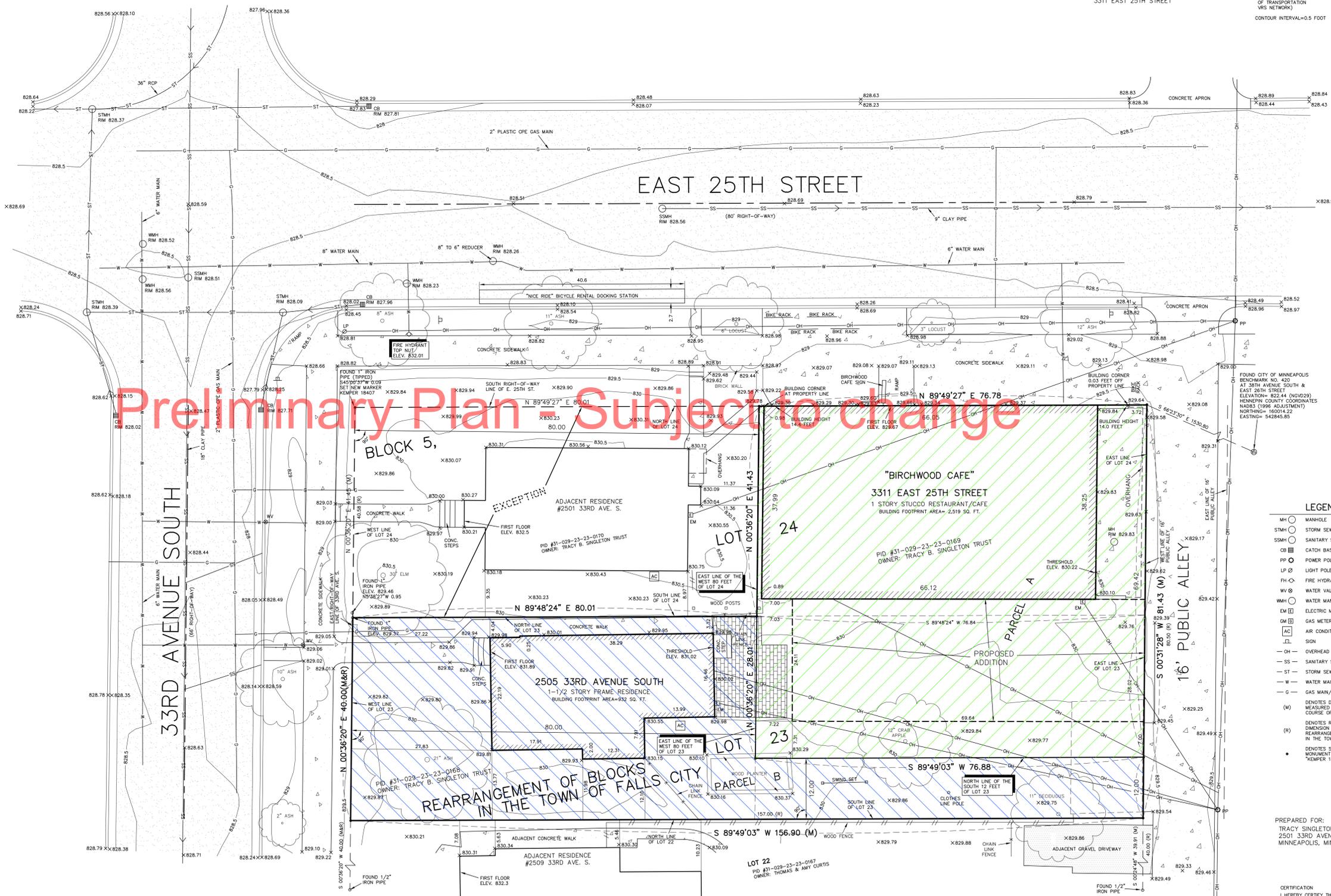
**AREA SUMMARY**

EXISTING 3311 25TH ST. E. (LOT 24, EXCEPT WEST 80 FEET) = 3,181 SQ. FT. OR 0.0730 ACRES  
EXISTING 2505 33RD AVE. S. (LOT 23) = 6,276 SQ. FT. OR 0.1441 ACRES  
TOTAL EXISTING = 9,457 SQ. FT. OR 0.2171 ACRES  
PROPOSED 3311 25TH ST. E. = 5,334 SQ. FT. OR 0.1224 ACRES  
PROPOSED 2505 33RD AVE. S. = 4,123 SQ. FT. OR 0.0947 ACRES  
TOTAL PROPOSED = 9,457 SQ. FT. OR 0.2171 ACRES

**ZONING REQUIREMENTS**

ZONED R-1A: SINGLE FAMILY DISTRICT  
MINIMUM LOT AREA: 5,000 SQ. FT.  
MINIMUM LOT WIDTH: 40 FEET  
MAX. FLOOR AREA RATIO: 0.5 OR 2,500 SQ. FT. OF GFA, WHICHEVER IS LESS  
MAXIMUM BUILDING HEIGHT: 2.5 STORES OR 30 FEET, WHICHEVER IS LESS  
BUILDING SETBACKS:  
FRONT: 20 FEET  
SIDE: 5 FEET  
REAR: 5 FEET

(AS PER CITY OF MINNEAPOLIS ZONING CODE, ARCHITECT TO VERIFY BEFORE ANY CONSTRUCTION OR DEMOLITION)



Preliminary Plan - Subject to change

**LEGEND**

- MH ○ MANHOLE
- SSMH ○ STORM SEWER MANHOLE
- SSMHO ○ SANITARY SEWER MANHOLE
- CB □ CATCH BASIN
- PP □ POWER POLE
- LP ○ LIGHT POLE
- FH ○ FIRE HYDRANT
- WV ⊗ WATER VALVE
- WMH ○ WATER MANHOLE
- EM □ ELECTRIC METER
- GM □ GAS METER
- AC □ AIR CONDITIONER
- SIGN
- 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 PLAN OF REARRANGEMENT OF BLOCKS IN THE TOWN OF FALLS CITY
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407"

PREPARED FOR:  
TRACY SINGLETON  
2505 33RD AVENUE SOUTH  
MINNEAPOLIS, MINNESOTA 55406

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, PLS 18407  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012  
KEMPER & ASSOCIATES, INC. (C)