

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

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ALTA/NSPS SURVEY OF

**3628 CONNELLY AVENUE**

CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

**5 H1W a Ybh8**

1 INCH EQUALS 20 FEET

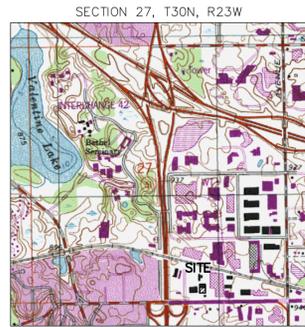
BASIS FOR BEARINGS:  
RAMSEY COUNTY  
COORDINATE SYSTEM  
(MADS, 1996)  
  
(VIA REAL TIME GPS  
MEASUREMENTS UTILIZING  
MINNESOTA DEPARTMENT  
OF TRANSPORTATION  
VRS NETWORK)



SOUTHWESTERLY SIDE OF 3628 CONNELLY AVENUE  
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



NORTHWESTERLY SIDE OF 3628 CONNELLY AVENUE  
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA



VICINITY MAP  
(NO SCALE)

**ZONING REQUIREMENTS**

ZONED B-2 - GENERAL BUSINESS DISTRICT  
  
SERVICE BUSINESS IS A PERMITTED USE  
CLASS 1 MANUFACTURING & PROCESSING IS AN ACCESSORY USE  
OFFICE IS A PERMITTED USE  
RETAIL SALES & SERVICE IS A PERMITTED USE  
WAREHOUSING IS AN ACCESSORY USE  
  
MINIMUM LOT AREA - 13,000 SQ. FT.  
MINIMUM LOT WIDTH - 100 FEET  
MINIMUM LOT DEPTH - 130 FEET  
MAXIMUM HEIGHT - 50 FEET  
MAXIMUM FLOOR AREA RATIO - 0.8  
MAXIMUM STRUCTURE COVERAGE - 45%  
MINIMUM LANDSCAPE AREA - 20%  
  
BUILDING SETBACKS:  
FRONT - 50 FEET  
REAR - 20 FEET  
SIDE - 20 FEET MINIMUM/40 FEET TOTAL  
  
PARKING REQUIREMENTS:  
1 SPACE FOR EACH 250 SQ. FT. OF GROSS FLOOR AREA (BUSINESS & PROFESSIONAL OFFICE)  
1 SPACE FOR EACH EMPLOYEE ON MAJOR SHIFT PLUS 1 SPACE FOR EACH VEHICLE USED IN CONDUCTING THE BUSINESS OR 1 SPACE FOR EACH 1,000 SQ. FT. OF FLOOR AREA, WHICHEVER IS GREATER (OTHER BUSINESS & INDUSTRY)  
1 SPACE FOR EACH 150 SQ. FT. OF GROSS RETAIL SALES FLOOR SPACE (RETAIL SALES)  
  
(AS PER CITY OF ARDEN HILLS ZONING CODE)

**FLOOD ZONE**

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 27123C0020G, DATED JUNE 4, 2010, RAMSEY COUNTY, MINNESOTA

**PARKING SUMMARY**

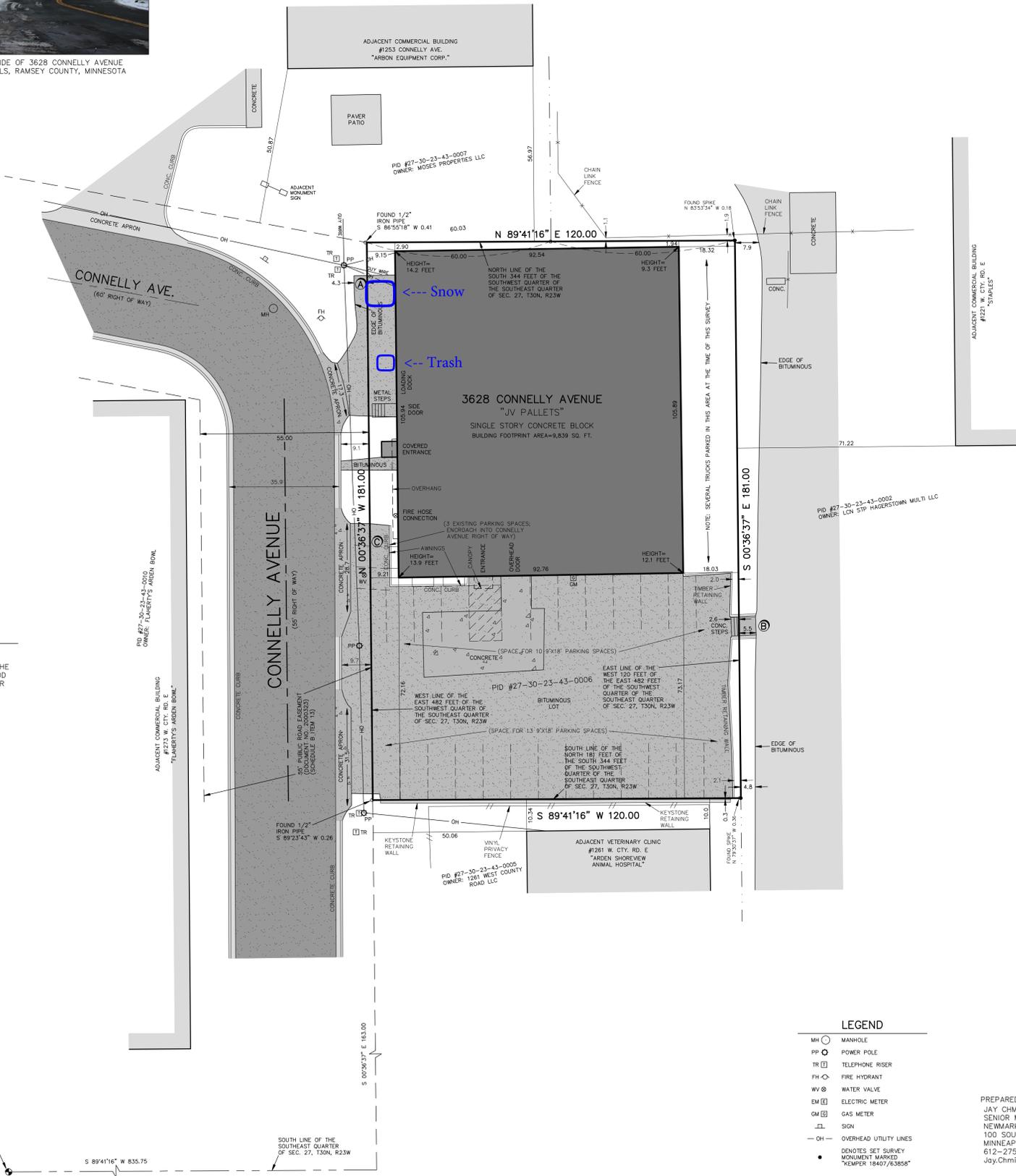
NO STRIPED PARKING SPACES VISIBLE ON SUBJECT PROPERTY AT THE TIME OF THIS SURVEY (ANY EXISTING SPACES ARE UNDER STACKED PALLETS)  
  
NOTE: SPACE EXISTS IN THE EXISTING PARKING LOT FOR 23 9'X18' PARKING SPACES

**STATEMENT OF APPARENT ENCROACHMENTS**

- A BITUMINOUS ENCROACHES INTO CONNELLY AVENUE RIGHT OF WAY A MAXIMUM DISTANCE OF 4.3 FEET.
- B NO APPARENT EASEMENT FOR CONCRETE STEPS BETWEEN SUBJECT PROPERTY AND ADJACENT PROPERTY TO THE EAST.
- C PARKING SPACES ENCROACH INTO CONNELLY AVENUE RIGHT OF WAY.

**NOTES**

1. THIS SURVEY WAS CONDUCTED WITH A LEICA RCS MS 50 ROBOTIC TOTAL STATION AND LEICA GS-16 & GS07 GPS SYSTEM.
2. ALL DIMENSIONS FROM BUILDINGS TO PROPERTY LINES ARE MEASURED PERPENDICULAR OR RADIAL TO SAID PROPERTY LINES.
3. ALL DRIVEWAY AND STREET THROAT DIMENSIONS SHOWN ARE MEASURED FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
4. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SUBJECT PROPERTY.
5. THERE ARE NO PONDS, LAKES, SPRINGS OR RIVERS BORDERING ON OR RUNNING THROUGH SUBJECT PROPERTY.
6. UTILITIES SHOWN HEREON ARE AS PER ABOVE GROUND EVIDENCE.
7. ACCESS IS GAINED TO THE SUBJECT PROPERTY VIA CONNELLY AVENUE, WHICH IS A PUBLIC ROAD EASEMENT.
8. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
10. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, DUMP OR SANITARY LANDFILL.



**LEGAL DESCRIPTION**

STEWART TITLE GUARANTY COMPANY  
COMMITMENT NO. 723284  
DATED OCTOBER 24, 2025  
  
The North 181 feet of South 344 feet of West 120 feet of East 482 feet of Southwest Quarter of Southeast Quarter in Section 27, Township 30, Range 23, Ramsey County, Minnesota

**AREA SUMMARY**

SUBJECT PROPERTY = 21,720 SQ. FT. OR 0.4986 ACRES

**NOTES CORRESPONDING TO SCHEDULE B**

- STEWART TITLE GUARANTY COMPANY  
COMMITMENT NO. 723284  
DATED OCTOBER 24, 2025
13. ROAD EASEMENT DATED DECEMBER 12, 1977, FILED APRIL 19, 1978 AS DOCUMENT NUMBER 2000323, DESCRIBES THE RIGHT OF WAY OF CONNELLY AVENUE. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AND SHOWN HEREON.
  14. SPECIAL USE PERMIT FILED DECEMBER 21, 1987 AS DOCUMENT NUMBER 2419775. GRANTED A SPECIAL USE PERMIT FOR A ROOFTOP SIGN TO "TRANSPORTATION ELECTRONICS". PERMIT STATES: "THIS SPECIAL USE PERMIT SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PERMITTEE VACATES THE PREMISES WHICH ARE THE SUBJECT HEREOF WHERE UPON THE PERMIT SHALL BE NO LONGER OF ANY FORCE AND EFFECT AND THE SIGN SHALL BE REMOVED FROM THE PREMISES." NO SUCH SIGN EXISTS AT THE TIME OF THIS SURVEY. NO LONGER AFFECTS SUBJECT PROPERTY.



SOUTHWESTERLY SIDE OF 3628 CONNELLY AVENUE  
CITY OF ARDEN HILLS, RAMSEY COUNTY, MINNESOTA

**SURVEYOR'S CERTIFICATE**

To: Scale Model Supplies, Inc., a Minnesota corporation;  
Newmark Knight Frank, its successors and/or assigns, as their interest map appear;  
Stewart Title Guaranty Company;  
Land Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on November 25, 2025.

Date: DECEMBER 8, 2025

*Mark D. Kemper*  
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PREPARED FOR:  
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**LEGEND**

- MH ○ MANHOLE
- PP ○ POWER POLE
- TR □ TELEPHONE RISER
- PH □ FIRE HYDRANT
- WV ⊕ WATER VALVE
- EM □ ELECTRIC METER
- GM □ GAS METER
- SIGN
- OH — OVERHEAD UTILITY LINES
- DENOTES SET SURVEY MONUMENT MARKED "KEMPER 18407/63858"