



**CITY OF SAINT PAUL**  
*Randy C. Kelly, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-228-3220*

September 28, 2004

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Registrar of Titles, Ramsey County, MN  
Certificate# 240680  
2.4.5 27391

Mr. Donald O'Connor  
2155 Minnehaha Avenue East  
Saint Paul, Minnesota 55119-3933

RE: 2163 Minnehaha Avenue East Lot Split (Adjustment of Common Boundary)  
Zoning File #04-112-296

Dear Mr. O'Connor:

This letter is to inform you that the lot split review application for the above referenced property has been approved for compliance with the City of Saint Paul's subdivision regulations.

The enclosed stamped and signed surveys as approved by the Planning Administrator are your record of subdivision approval by the City of Saint Paul. A stamped and signed survey is required by Ramsey County in order to record the conveyance of any of the parcels described on the survey. It is the responsibility of the applicant to record the survey with the Ramsey County Department of Property Records and Revenue.

Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided under Section 61.701 of the Zoning Code.

Thank you for your time and cooperation. I may be contacted at 266-6583 if you have any further questions.

Sincerely,

A handwritten signature in cursive script that reads "Paul Dubruiel".

Paul Dubruiel on behalf of the Planning Administrator  
PED Zoning

# ADVANCE SURVEYING & ENGINEERING CO.

5300 S. Hwy. No. 101 Minnetonka, MN 55345 Phone (952) 474-7964 Fax (952) 474-8267

SURVEY FOR: **DON O'CONNOR**

RECEIVED  
JUL 29 2004

SURVEYED: June, 2004

DRAFTED: June 15, 2004

REVISED: July 27, 2004, to show dimensions of Parcel B.

### LEGAL DESCRIPTION OF ORIGINAL PARCELS:

Lot 18, Block 7, Watts Park, Ramsey County, Minnesota.

Lots 19 and 20, Block 7, Watts Park, Ramsey County, Minnesota.

### PROPOSED LEGAL DESCRIPTION OF PARCEL A:

Lot 18 and the West half of Lot 19, Block 7, Watts Park, Ramsey County, Minnesota.

### PROPOSED LEGAL DESCRIPTION OF PARCEL B:

The East half of Lot 19 and Lot 20, Block 7, Watts Park, Ramsey County, Minnesota.

### SCOPE OF WORK:

1. Showing the length and direction of boundary lines of the above legal description. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct, and that any matters of record, such as easements, that you wish shown on the survey, have been shown
2. We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.

### STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes 1/2" ID pipe with plastic plug bearing State License Number 9235, set, unless otherwise shown.

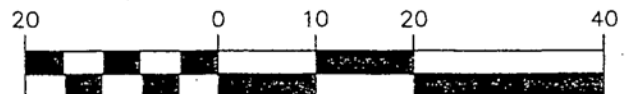
I hereby certify that this plan, specification, report or survey was prepared by me or under my direct supervision and that I am a licensed Professional Engineer and Professional Surveyor under the laws of the State of Minnesota.

*James H. Parker*  
 \_\_\_\_\_  
 James H. Parker P.E. & P.S. No. 9235

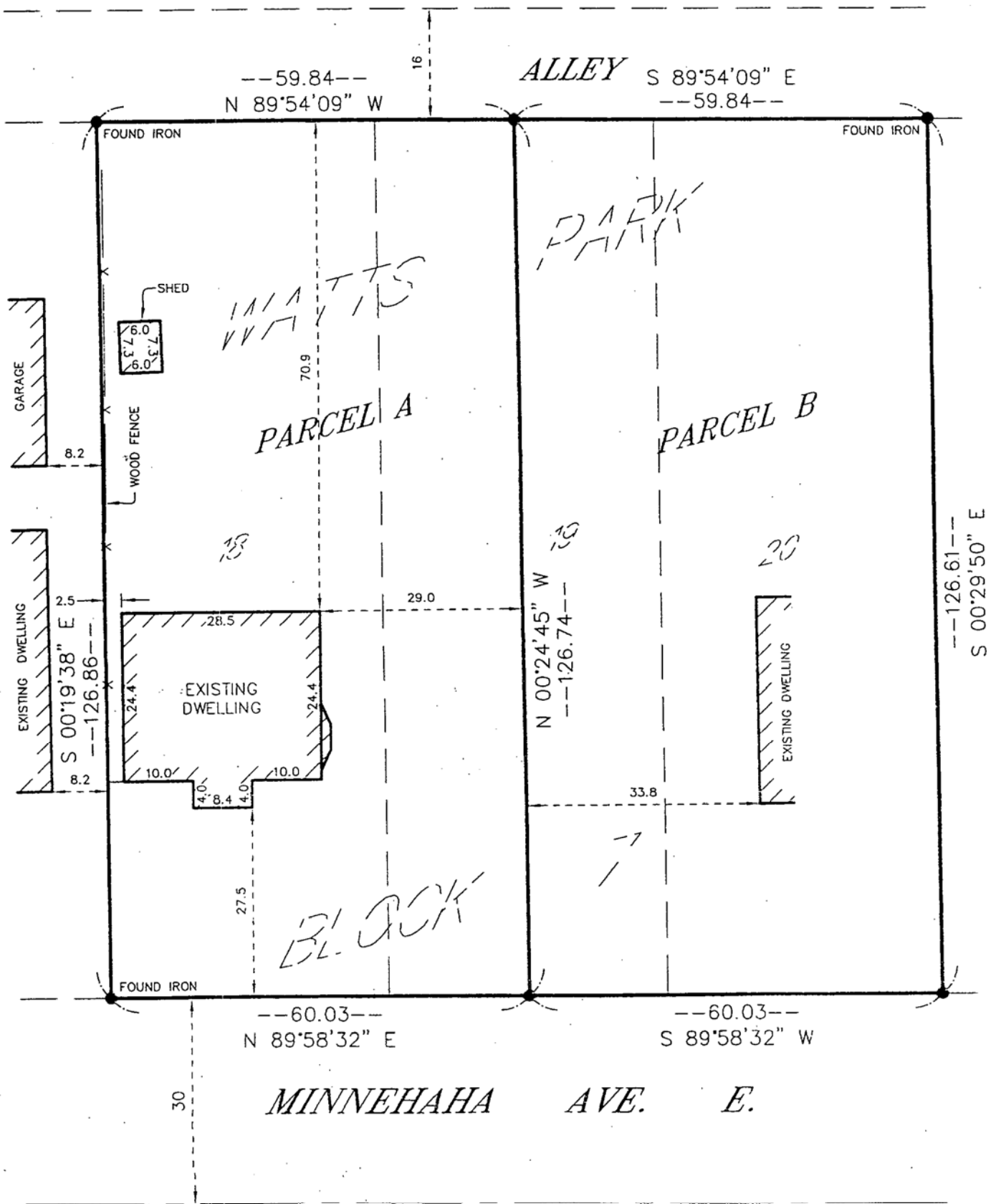
Conveyance of land described by this instrument is hereby approved and is entitled to recording and subdividing.

CITY OF SAINT PAUL  
 By *Paul Dubois* 9-28-04 Date  
 For Planning Administrator  
*Mr. Paul Dubois*

### GRAPHIC SCALE



( IN. FEET )



DWG. NO. 040573