



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Cecile Bedor, Director



25 West Fourth Street
Saint Paul, MN 55102

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

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Registrar of Titles, Ramsey County, MN
Certificate# 563243 563244
9.1.3 754856BB

December 19, 2012

Mr. Marvin Plakut
Episcopal Corp For The Elderly/ Episcopal Church Home of Minnesota
490 Lynnhurst Avenue East
Saint Paul, Minnesota 55104-3449

Document# 4373272
Recorded 12/27/2012 0900
County Recorder, Ramsey County, MN
9.1.3 754856BB

RE: Episcopal Homes Adjustment of Common Boundary Final Approval
Zoning File #12-060005

Dear Mr. Plakut:

The proposed adjustment of common boundary for 490-502 Lynnhurst Avenue West and 1850-1880 University Avenue and 1879 Feronia Avenue has been approved for compliance with the City of Saint Paul's subdivision regulations.

The approval is made with the continued acknowledgment of the applicant that the entire campus is one zoning lot, as defined in the Zoning Code and as was the basis for a lot split approval for the property in 2003, despite its division into separate parcels for ownership purposes.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of subdivision approval by the City of Saint Paul, which is required in order to record an adjustment of common boundary. It is the responsibility of the property owner to record the adjustment of common boundary with the Ramsey County Department of Property Records and Revenue.

This approval by the Planning Administrator will expire two years from the date of this letter if you have not yet recorded the proposed subdivision, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided by §61.105 of the Legislative Code. Any interested party may appeal this decision by the Planning Administrator to the Planning Commission within ten days as provided in §61.701.

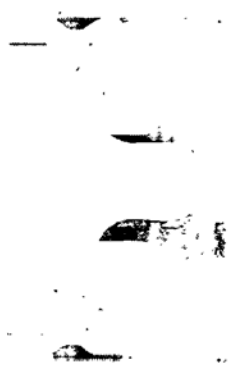
Call me at (651) 266-6583 if you have any further questions.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator
PED Zoning

cc: Mike Trossen
Union Park District Council 13
Jim Bloom and Wendy Lane, DSI
Cory Karsten, Public Works
Brent Peters, Surveyor
Anca Sima, Sewer Utility

AN AFFIRMATIVE ACTION EQUAL OPPORTUNITY EMPLOYER



**ADJUSTMENT OF COMMON BOUNDARIES FOR:
EPISCOPAL HOMES OF MINNESOTA**

EXISTING LEGAL DESCRIPTIONS:

180 Lynhurst Avenue East
Lots One Hundred Eighty-one (181), One Hundred Eighty-two (182), One Hundred Eighty-three (183), One Hundred Eighty-four (184), One Hundred Eighty-five (185), One Hundred Eighty-six (186), One Hundred Eighty-seven (187), Healy 3rd Amendment to Union Park, Ramsey County, Minnesota.

Together with that part of the northern half of the vested alley, dedicated in said Union Park, lying westerly of vested Denny Street, formerly Laura Avenue and Albin Avenue, and westerly of the westerly extension of the westerly line of said Lot 187.

And together with that part of the west half of said Denny Street adjoining to said Lot 181 and said north half of the vested alley adjoining thereto, by reason of the vacation thereof, and

Lots 86, 88 and 100, Union Park.

Together with that part of the west half of the vested alley, dedicated in said Union Park, adjoining to said Lots by reason of the vacation thereof.

And together with that part of the west half of the vested alley, dedicated in said Union Park, adjoining to Lots 87, 89, 90, 92 and 94, by reason of vacation lying northerly of it and its westerly extension across at right angles to the continuation of said vested alley from the southeast corner of said Lot 86.

And together with that part of the west half of the vested alley, dedicated in said Union Park, lying west of Denny Street, formerly Laura Avenue and Albin Avenue, and east of a five foot alley at right angles to the center line of said vested alley, from a point on the northeast line of Lot 87, said Union Park, distant 27.45 feet northwest of the northeast corner thereof.

And together with that part of the west half of said Denny Street adjoining to Lots 88, 90, 100, Union Park, and said south half of the vested alley adjoining thereto, by reason of the vacation thereof.

1900 University Avenue West & 307 Lynhurst Avenue East
Lots 188, 189, 190, 191, 192, 193, Healy 3rd Amendment to Union Park, Ramsey County, St. Paul, Minnesota, together with that portion of the vested alley that adjoins thereto by reason of the vacation thereof.

And

That part of Lot 87, Union Park, lying north of remaining overhead fire, beginning at a point on the east line of said Lot 86, 25.87 feet north of southeast corner of said Lot, thence in an easterly direction 81.27 feet to a point distant at right angles to said line, 33.92 feet from southerly line of Lot 87, thence in an easterly direction 38.22 feet to a point on the northerly line of said Lot, 27.45 feet northerly from northeast corner of said lot, thence easterly 27.45 feet to the northeast corner of said lot, together with that portion of the vested alley that adjoins thereto by reason of the vacation thereof.

1879 Central Avenue
Part of Lot 87, Union Park, Ramsey County, Minnesota, lying westerly of the following described line:

Beginning at a point on the west line of said Lot 87, 25.87 feet from the southeast corner thereof, thence westerly 81.27 feet to a point 33.92 feet at right angles from the southerly line of said Lot, thence westerly 38.22 feet to a point on the northerly line of said Lot 77.02 feet from the northeast corner of said Lot 86.

And

Lots 88, 89, 90, 91, 92, 93, 94, 95, 96 and 97, Union Park, Ramsey County, Minnesota.

Together with that part of the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, adjoining to said Lots 88, 90, 92 and 94 by reason of the vacation thereof, and

Together with that part of the vested alley, dedicated in said Union Park, lying westerly of a line and its westerly extension across at right angles to the continuation of said alley from the southeast corner of said Lot 86.

LEGEND

- MARKER
- CLEAR CUT
- CATCH BASIN
- ROOF DRAIN (DUMPS)
- WIRE
- GATE VALVE
- W/OT SPRINKLER
- GAS METER
- VENT
- LIGHT
- LIGHT POLE
- LIGHT BASE (NO LIGHT)
- LIGHT
- M/UTY POLE
- CURB
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC METER POST
- GAS CONDUIT
- COMMUNICATION BOX
- SIGN
- BILLBOARD
- SIGN
- TRASH RECEPTACLE
- PAVED/PAVING SPACE
- FENCE
- WOOD FENCE
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- RAIL
- COLE OF SHARPKNEY
- SPOT ELEVATION
- ELEVATION CONTROL LINE
- SCHEDULE 40 HIGH W/PLE TREE
- SCHEDULE 12 HIGH W/PLE
- SCHEDULE 16 HIGH W/PLE
- SCHEDULE 4 HIGH W/PLE
- SCHEDULE 8 HIGH W/PLE
- SQUARE SURFACE
- CURB/FL SURFACE

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1 (Episcopal Homes University Avenue DMA Development)

All that part of Lots 181 through 185, Healy's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 86, 88, 90, 92 and 94, Union Park, and the vested alley as dedicated in said Union Park, bounded and described as follows:

Beginning at the southeast corner of said Lot 87, thence northerly, along the westerly line of said Lot 87, and its extension, to the intersection with the northerly extension of the westerly line of said Lot 183, thence northerly, along said extension, and the westerly line of said Lot 183, a distance of 143.52 feet to the northerly corner of said Lot 183, thence southerly, along the northerly line of said Healy's 3rd Amendment to Union Park, a distance of 22.41 feet to the northeast corner of said Lot 181, thence southerly, along the west line of said Lot 181, a distance of 85.00 feet, thence continue along said west line of Lot 181 to a point 11.00 feet north of the northeast corner of said Lot 181, thence southerly, along a line of 7 degrees 14 minutes 51 seconds and a radius of 175.76 feet, thence northerly, along the westerly line of said Lot 181, a distance of 138.58 feet, to a point on the west line of said Lot 87, distant 22.81 feet north of the southeast corner thereof, thence southerly, along the west line of said Lot 87, and 88, a distance of 33.81 feet, thence northerly, a distance of 104.81 feet to said point of beginning.

PARCEL 2 (The Park Commons 2 - Assisted Living)

All that part of Lots 181, 182 and 183, Healy's 3rd Amendment to Union Park, Ramsey County, Minnesota, Lots 88, 90 and 100, Union Park, the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, and the vested alley, as dedicated in said Union Park, bounded and described as follows:

Commencing at the southeast corner of said Lot 88, thence southerly, at a right angle with the westerly line of Lot 91, said Union Park, a distance of 14.00 feet to said westerly line, thence southerly, along said westerly line, a distance of 37.74 feet to a point on the east line of said Lot 88, distant 11.00 feet from the southeast corner thereof, thence southerly, along said extension, collecting 128 degrees 18 minutes 08 seconds at the intersection of said west line, with a 2nd degree radius to said west line, there being at the intersection of said west line, with a 2nd degree radius to said west line, from the southeast corner of said Lot 88, thence northerly, along said west line, a distance of 20.25 feet to the northerly extension of the westerly line of said Lot 181, thence northerly, along said extension, a distance of 30.23 feet to the northeast corner of said Lot 181, thence northerly, along the west line of said Lot 181, a distance of 85.00 feet, thence continue along said west line of Lot 181, a distance of 21.68 feet along a horizontal line to the northeast corner of said Lot 181, thence southerly, along a line of 13.32 degrees 16 minutes 40 seconds and a radius of 177.74 feet, thence northerly, a distance of 138.58 feet, to a point on the west line of said Lot 87, distant 22.81 feet north of the southeast corner thereof, thence southerly, along the west line of Lot 87, 88, 89 and 90, said Union Park, a distance of 128.58 feet to the northeast corner of said Lot 87, thence southerly, along the west line of said Lot 91, a distance of 10.25 feet to said point of beginning.

PARCEL 3 (The Park Commons 1-Assisted Living & Episcopal Church Home - Sited Core)

Lots 88, 90, 91, 92, 93, 94, 95, 96 and 97, Union Park, Ramsey County, Minnesota

Together with that part of the west half of vested Denny Street, formerly Laura Avenue and Albin Avenue, adjoining to said Lots 95, 96 and 97 by reason of the vacation thereof

And together with that part of the vested alley, dedicated in said Union Park, adjoining to said Lots 88, 93, 94, 95, 96 and 97

And together with that part of Lot 88, said Union Park, the west half of said vested Denny Street, adjoining to said Lot 88, and the vested alley, dedicated in said Union Park, adjoining to said Lot 88, and Lot 91, said Union Park, made by recital of the following description:

Commencing at the southeast corner of said Lot 88, thence southerly, at a right angle with the westerly line of said Lot 91, a distance of 14.00 feet to the northeast corner thereof, thence southerly, along said westerly line, a distance of 37.74 feet to the point of beginning of the line to be described, thence southerly, along said extension, collecting 128 degrees 18 minutes 08 seconds at the intersection of said west line, with a 2nd degree radius to said west line, there being at the intersection of said west line, with a 2nd degree radius to said west line, from the southeast corner of said Lot 88, and said the true northerly.

And

That part of Lot 88, said Union Park, lying westerly of a line described as beginning at a point on the west line of said Lot 86, distant 11.00 feet north of the northeast corner of said Lot 86, thence westerly, collecting 103 degrees 18 minutes 28 seconds (as measured from south to west) a distance of 148.81 feet, more or less to the northeast corner of said Lot 88 and said the true northerly.

PROPOSED AREAS:

- PARCEL 1 = 36.83 Square Feet or 1.3048 Acres
- PARCEL 2 = 77,124 Square Feet or 0.8273 Acres
- PARCEL 3 = 113,368 Square Feet or 2.6029 Acres

NOTES:

1. The establishment of this bearing system is based on Ramsey County Coordinate Grid (NAD 83-86 Adjustment).

CERTIFICATION:

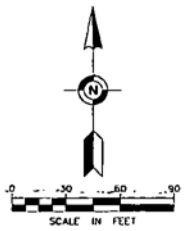
I hereby certify that this plan, report or specification was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date of survey September 12, 2012

[Signature]

Grant R. Petras
Minnesota License No. 44123

RECEIVED
OCT 1 1912



- FOUND IRON MONUMENT
- FOUND "X" IN CONCRETE
- DIMENSIONS 1/2 INCH BY 14 INCH IRON MONUMENTS SET AND MARKED BY LICENSE NO. 44123
- DIMENSIONS 3/4 INCH BY 14 INCH IRON MONUMENTS SET BY LICENSE NO. 44123

City of Saint Paul
Paul Delmud 12-19-12
for Planning Commission

Approval of adjustment of common boundary only. Not for building placement. This adjustment of common boundary does not constitute approval of buildings or use of this site.

FIELD BOOK	PAGE	FIELDWORK DATE	REVISIONS
2588	14	10-26-12	Add set monuments
DRAWING NAME: 135682-SUBD-300-6			
JOB NO. 33562			
FILE NO. 2595			

ADJUSTMENT OF COMMON BOUNDARIES

EPISCOPAL HOMES OF MINNESOTA

PROPERTY ADDRESS:
490 & 502 Lynnhurst Avenue East
1879 Feronia Avenue
1890 University Avenue West
St. Paul, Minnesota 55104



1229 Tyler Street NE, Suite 100
Minneapolis, Minnesota 55413
PHONE: (612) 466-3300
FAX: (612) 466-3363
WWW.EFNSURVEY.COM