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Oct 6, 2014 10:41 AM

Office of the Registrar of Titles
Ramsey County, Minnesota
Mark E Oswald, Registrar of Titles
Mark E Oswald, County Auditor and Treasurer

Deputy 403

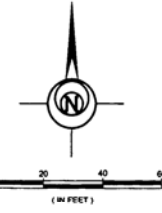
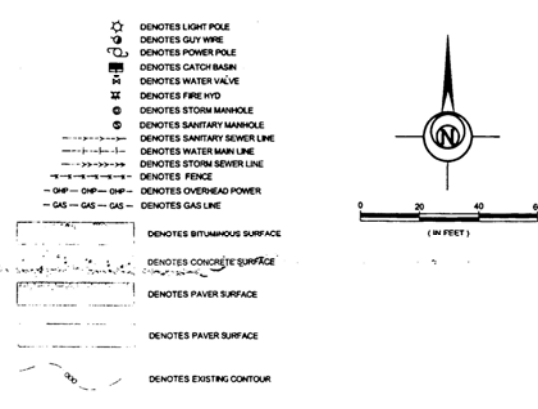
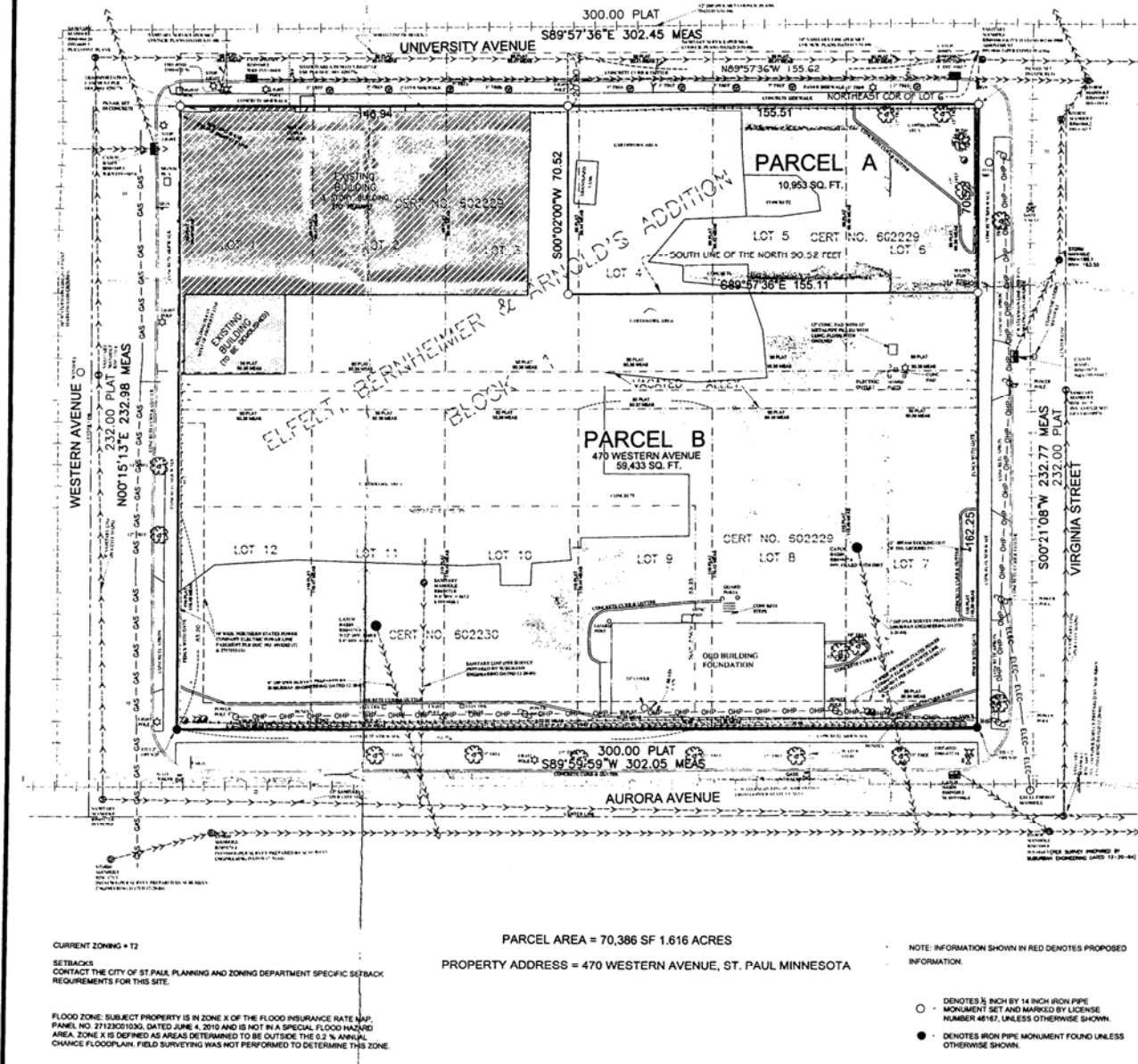
Pkg ID 1027807C

Document Recording Fee Torrens	\$46.00
Memorial Entry - Additional Certificates	\$20.00
Document Total	\$66.00

Existing Certs
602229, 602230

This cover sheet is now a permanent part of the recorded document.

CERTIFICATE OF SURVEY



Certificate of Title No. 602230:
That part of Lots 9, 10, 11 and 12, all in Block 1, Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota described as follows: Beginning at the southwest corner of said Lot 12; thence N00°15'13"E, a distance of 232.00 feet, along the west line of said Lot 12, a distance of 83.20 feet; thence N89°57'21"E, a distance of 195.05 feet; thence S00°18'52"W, a distance of 83.35 feet to the south line of said Lot 9; thence S89°59'59"W, along the south line of said Lots 9, 10, 11 and 12, a distance of 194.96 feet to the point of beginning.

Certificate of Title No. 602229:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12, all in Block 1, and the vacated alley lying easterly of the northerly and southerly extensions of the west lines of Lots 1 and 12 and lying westerly of the northerly and southerly extensions of the east lines of Lots 6 and 7, all in Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota. Except that part of Lots 9, 10, 11 and 12, all in Block 1, Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota described as follows: Beginning at the southwest corner of said Lot 12; thence N00°15'13"E, along the west line of said Lot 12, a distance of 83.20 feet; thence N89°57'21"E, a distance of 195.05 feet; thence S00°18'52"W, a distance of 83.35 feet to the south line of said Lot 9; thence S89°59'59"W, along the south line of said Lots 9, 10, 11 and 12, a distance of 194.96 feet to the point of beginning.

PROPOSED PROPERTY DESCRIPTIONS

Parcel A:
The South 70.52 feet of the North 90.52 feet of Lots 4, 5 and 6, all in Block 1, Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota and the South 70.52 feet of the North 90.52 feet of Lot 3, Block 1, Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota lying easterly of the following described line: Commencing at the northeast corner of said Lot 6; thence N89°57'21"E, along the north line of said Block 1, a distance of 156.62 feet to the point of beginning of the line to be described; thence S00°12'00"W, a distance of 90.52 feet to the south line of the North 90.52 feet and there terminating.

Parcel B:
Lots 1, 2 and 3 lying southerly of the North 20 feet of said Lots, and Lots 4, 5 and 6 lying southerly of the North 90.52 feet of said Lots, and Lots 7, 8, 9, 10, 11 and 12, all in Block 1, and the vacated alley lying easterly of the northerly and southerly extensions of the west lines of Lots 1 and 12 and lying westerly of the northerly and southerly extensions of the east lines of Lots 6 and 7, all in Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota. Except the South 70.52 feet of the North 90.52 feet of Lot 3, Block 1, Elfel, Bernheimer & Arnold's Addition to St. Paul, according to the recorded plat thereof, Ramsey County, Minnesota lying easterly of the following described line: Commencing at the northeast corner of said Lot 6; thence N89°57'21"E, along the north line of said Block 1, a distance of 156.62 feet to the point of beginning of the line to be described; thence S00°12'00"W, a distance of 90.52 feet to the south line of the North 90.52 feet and there terminating.

I HEREBY CERTIFY THAT THIS SURVEY 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: 7-26-2013
 REVISIONS:
 10-23-2011
 11-26-2011
 7-11-2011
 7-17-2014
 8-27-2014
 9-11-2011

RECEIVED
 SEP 11 2014

see reverse for City approval

7-26-2013	AS	RECORDED PROPOSED AND SEND BUILDINGS	ORIG DATE: 6-17-2013	PREPARED BY: Bohlen
			DESIGN BY:	Surveying & Associates
			DRAWN BY: JLB	31433 Feltge Avenue Northfield, MN 55057 Phone: (507) 845-7768 www.bohlenandsurveying.com
			CHECKED BY: TJO	1584 Cliff Road East Northfield, MN 55057 Phone: (507) 845-4213 Fax: (507) 845-4259
DATE	BY	DESCRIPTION		
REVISIONS				

CURRENT ZONING = T2
 SETBACKS
 CONTACT THE CITY OF ST. PAUL PLANNING AND ZONING DEPARTMENT SPECIFIC SETBACK REQUIREMENTS FOR THIS SITE.

PARCEL AREA = 70,386 SF 1.616 ACRES
 PROPERTY ADDRESS = 470 WESTERN AVENUE, ST. PAUL MINNESOTA

NOTE: INFORMATION SHOWN IN RED DENOTES PROPOSED INFORMATION.

- DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 46167, UNLESS OTHERWISE SHOWN.
- DENOTES IRON PIPE MONUMENT FOUND UNLESS OTHERWISE SHOWN.

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 2712302100S, DATED JUNE 4, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

602229
 602230
 2

1-3

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

CITY OF SAINT PAUL

By Paul Dubrionel 9/12/14
Planning Administrator Date
for see condition:

subject to the condition that a storm water drainage easement and maintenance agreement be recorded on the deeds of both parcels, to serve Parcel A. contact Anca Sima, (651) 266-6237, in the Sewer Utility to discuss the details of what needs to be in the easement and maintenance agreement. The easement and maintenance agreement must be filed at Ramsey County Property Records and Revenue and a copy of the recorded easement and maintenance agreement must be provided to the Sewer Utility (Anca Sima), and to the Department of Safety and Inspection (Tom Beach 651 266-9086).

*approval of lot split only; Not for building placement.
This lot split approval does not constitute approval
of buildings or uses of this site-*



CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

DEPARTMENT OF PLANNING &
ECONOMIC DEVELOPMENT
Jonathan Sage-Martinson, Director



25 West Fourth Street
Saint Paul, MN 55102

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

September 12, 2014

Jamie Thelen
St. Paul Old Home Plaza LLC
366 10th Avenue
P.O. Box 727
Waite Park MN 56387

RE: 370 University Avenue W. Lot Split
Zoning File #14-315938 - Final Approval

Dear Mr. Thelen:

Your lot split review application for 370 University Ave. W. is hereby approved for compliance with the City of Saint Paul's subdivision regulations subject to the condition that a storm water drainage easement and maintenance agreement be recorded on the deeds of both parcels, to serve Parcel A. contact Anca Sima, (651) 266-6237, in the Sewer Utility to discuss the details of what needs to be in the easement and maintenance agreement. The easement and maintenance agreement must be filed at Ramsey County Property Records and Revenue and a copy of the recorded easement and maintenance agreement must be provided to the Sewer Utility (Anca Sima), and to the Department of Safety and Inspection (Tom Beach 651 266-9086).

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of the lot split approval by the City of Saint Paul, which is required in order to record a lot split. It is the responsibility of the property owner to record the lot split 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 lot split, unless the Planning Administrator (at your request) has granted an extension not to exceed one year as provided by Legislative Code §61.105. 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

Paul Dubruiel, on behalf of the Planning Administrator
PED Zoning

cc: Anca Sima, Sewer Utility
Summit – University Planning Council
Tom Beach, DSI
Terri Vasquez, Public Works
Thomas O'Meara, Surveyor

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