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624760

RECEIVED
MAR 26 2018
ETC.

CARTER AVENUE

PARCEL B

COMO AVENUE

ANTHONY PARK

BLOCK

PARCEL A

PARK NORTH

NE CORNER OF THE SE 1/4 OF SEC. 20, TWP. 28, R. 1E, 33 FOUND GRANITE MONUMENT

SE CORNER OF SEC. 20, TWP. 28, R. 1E, 33 FOUND CONCRETE MONUMENT

- LEGEND**
- Denotes 1/2 inch by 14 inch iron monument set and marked with PLS No. 15480
 - Denotes found monument
 - ◆ Denotes 4 inch by 20 inch cast iron monument marked "PROPERTY CORNER" set in concrete
 - Denotes 1.17 inch diameter copper magnetized marker with disc cap affixed stamped LS-15480 set
 - Denotes county monument found

EXISTING PROPERTY DESCRIPTIONS

PARCEL A:
PID: 202923430127
Lot 20, Block 37, St. Anthony Park North and part of Lot 19. (Certificates of Title No. 585809 and 601809)

PARCEL B:
PID: 202923420088
Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota. (Abstract)

AND

Lot 22, Block 37, St. Anthony Park North (Certificate of Title No. 26162)

AND

Lots 23 and 24, Block 37, St. Anthony Park North (Certificate of Title No. 19869)

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL B

Lot 22, Block 37, St. Anthony Park North (Certificate of Title No. 26162)

AND

Lots 23 and 24, Block 37, St. Anthony Park North (Certificate of Title No. 19869)

AND

That part of Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota, lying northwesterly of a line described as commencing at the northeast corner of the Southeast Quarter of Section 20, Township 29, Range 23; thence on an assumed bearing of South 0 degrees 18 minutes 33 seconds West, along the east line of said Southwest Quarter of Section 20, a distance of 1312.12 feet; thence North 89 degrees 41 minutes 27 seconds West 1536.28 feet to a cast iron monument on the east line of said Lot 21 and the point of beginning of the line to be described; thence South 53 degrees 03 minutes 45 seconds West 64.76 feet; thence South 44 degrees 36 minutes 45 seconds West 13.29 feet; thence South 57 degrees 47 minutes 15 seconds West 23.72 feet; thence South 53 degrees 03 minutes 45 seconds West 36.40 feet to the west line of said Lot 21 and said line there terminating.

ADJUSTMENT OF COMMON BOUNDARY DESCRIPTION OF PARCEL A

Lot 20, Block 37, St. Anthony Park North. (Certificate of Title No. 585809)

AND

That part of Lot 19, Block 37, St. Anthony Park North, lying North of Line A, described as follows:

Commencing at an iron monument at the Southwest corner of Lot 16 in Block 37, St. Anthony Park North, thence on an assumed bearing of North 73 degrees 01 minutes 39 seconds East along the Southern line of said Block 37, a distance of 33.54 feet to the most easterly corner of Lot 16; thence North 16 degrees 54 minutes 10 seconds West a distance of 183.69 feet to the point of beginning of Line A; thence South 67 degrees 03 minutes 06 seconds West a distance of 59.16 feet to a Judicial Landmark; thence continue South 67 degrees 03 minutes 06 seconds West a distance of 133.39 feet to a Judicial Landmark; thence South 67 degrees 03 minutes 06 seconds West a distance of 8 feet, more or less, to an intersection with the Westerly line of Block 37 and there terminating.

The boundary line of Line A has been determined pursuant to Court File No. 02-CV-07-1547, and is marked by Judicial Landmark. (Certificate of Title No. 601809)

AND

That part of Lot 21, Block 37, St. Anthony Park North, according to the recorded plat thereof, Ramsey County, Minnesota, lying southeasterly of a line described as commencing at the northeast corner of the Southeast Quarter of Section 20, Township 29, Range 23; thence on an assumed bearing of South 0 degrees 18 minutes 33 seconds West, along the east line of said Southeast Quarter of Section 20, a distance of 1312.12 feet; thence North 89 degrees 41 minutes 27 seconds West 1536.28 feet to a cast iron monument on the east line of said Lot 21 and the point of beginning of the line to be described; thence South 53 degrees 03 minutes 45 seconds West 64.76 feet; thence South 44 degrees 36 minutes 45 seconds West 13.29 feet; thence South 57 degrees 47 minutes 15 seconds West 23.72 feet; thence South 53 degrees 03 minutes 45 seconds West 36.40 feet to the west line of said Lot 21 and said line there terminating.

Subject to the widening of Como Avenue. (Abstract)

PLAT RECORDING INFORMATION

The plat of St. Anthony Park North was filed for record on December 11, 1885, in Book 2 of Plats, page 27.

TITLE COMMITMENT

This survey was prepared without the benefit of current title work. Easements, appurtenances, and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a current title insurance commitment or attorney's title opinion.

City of Saint Paul
Planning Department
7/3/18

Approval of adjustment of common boundary only; Not for building placement. This adjustment of common boundary does not constitute approval of buildings or uses of other sites.

- Subject to the following conditions:
1. Approval of the rezoning application (Zoning file #17-224-759); and
 2. Removal of the existing wire fence that crosses the proposed new property line, or restructuring the fence so that it meets the requirement of St. Paul Legislative #3107 that fences and all supporting structures shall be completely within the boundaries of that lot they are on, with no promotion encroaching onto adjacent property.

THE PURPOSE OF THIS SURVEY IS AN ADJUSTMENT OF COMMON BOUNDARY

GENERAL NOTE

1.) Survey coordinate and bearing basis: Ramsey County System (North American Datum of 1983 Coordinates, final adjustment December 17, 1991)

ZONING NOTES

1.) Zoning information obtained from the City of St. Paul web site on December 8, 2017.

Parcel A:
PID: 202923430127 (2239 Como Avenue) is zoned RT2 (Townhouse)

Parcel B:
PID: 202923420088 (2245 Como Avenue) is zoned T2 (Traditional Neighborhood)

AREAS

Areas being added to Parcel A:
Gross = 3,070 square feet or 0.070 acres
Net (excludes easement for widening Como Avenue) = 2,986 square feet or 0.069 acres

Parcel B:
Gross = 23,875 square feet or 0.548 acres
Net (excludes easement for widening Como Avenue) = 22,242 square feet or 0.511 acres



Per City Surveyor comments	SMT	02/06/2018
Revision	BY	Date
	SMK	

Drawing Title:
**CERTIFICATE OF SURVEY FOR:
SAINT PAUL PUBLIC LIBRARIES**
Saint Anthony Park Library
2245 Como Avenue

SUNDE
LAND SURVEYING
www.sunde.com

9001 East Boomington Freeway (55th) + Suite 118
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Project: 2015-153-A By/Py: SMK/21 Date: 12/11/2017
Township: 29 Range: 23 Section: 20
Case: 2015153A018-000 Sheet: 1 of 1