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591300



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

August 15, 2019

Jennifer Patraw
115 East Geranium Avenue
Saint Paul, Minnesota 5517

RE: 138 Geranium Avenue East Lot Split - Final Approval
Zoning File #19-045-716

Dear Ms. Patraw:

The proposed lot split for 138 Geranium Avenue East (PIN 30-29-22-12-0033) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted the existing house will retain the existing address, 138 Geranium Avenue East. New vacant Parcel B, a corner parcel, will be issued the assigned address of 144 Geranium Avenue East if the main entrance to a new house on the parcel faces Geranium, and will be issued the assigned address of 1135 Agate Street if the main entrance to a new house on the parcel faces Agate Street. Contact Jim Brown in Public Works at 651-266-6175 with any questions about this.

Public Works Sewer Engineering noted that based on the contours of the land; there will be drainage flow from Parcel A to Parcel B.

The enclosed stamped and signed survey as approved by the Planning Administrator is your record of 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 Ramsey County.

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 in § 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 651-266-6646 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Addison Vang", written over a horizontal line.

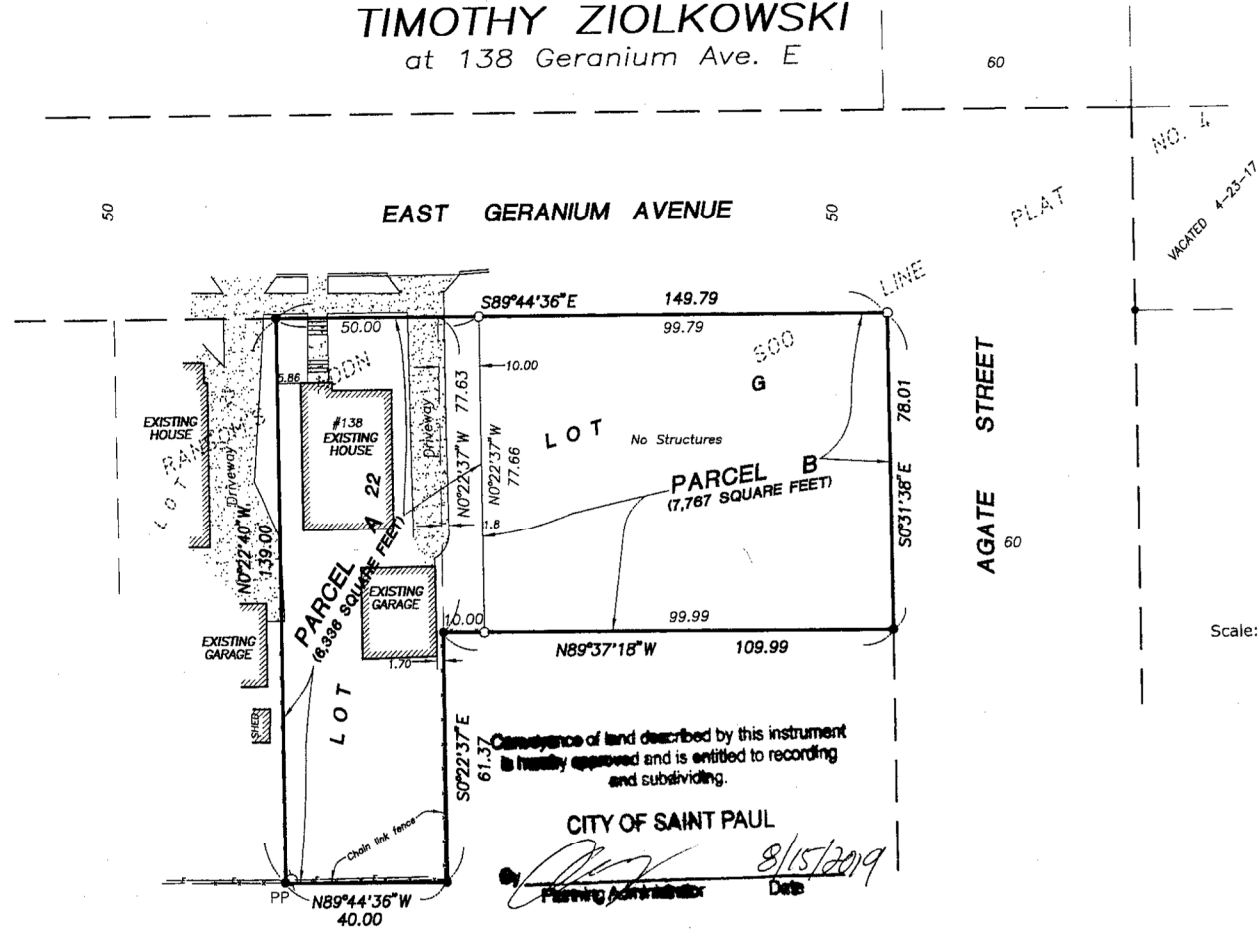
Addison Vang, on behalf of the Planning Administrator

cc: Timothy Ziolkowski, 138 Geranium Ave. E
District 6 Planning Council
Jim Brown, Dept. of Public Works
Ashley Skarda, Dept. of Safety & Inspections
Gary Huber, Surveyor

Boundary & Lot Division Survey for:

TIMOTHY ZIOLKOWSKI

at 138 Geranium Ave. E



PROPERTY DESCRIPTION

Lot G, SOO LINE PLAT NO. 4 and Lot 22, Block 3, RANSOM'S ADDITION TO ST. PAUL, according to the recorded plats thereof, Ramsey County, Minnesota.

PARCEL A DESCRIPTION

Lot 22, Block 3, RANSOM'S ADDITION and the West 10.00 feet of Lot G, SOO LINE PLAT NO. 4, according to the recorded plats thereof, Ramsey County, Minnesota.

PARCEL B DESCRIPTION

Lot G, SOO LINE PLAT NO. 4, except the West 10.00 feet, according to the recorded plat thereof, Ramsey County, Minnesota.

LEGEND

- Iron Monument Found
- Iron Monument Set
- ▨ Concrete Surface
- ▭ Bituminous Surface
- PP-○ Power Pole

Scale: 1 inch = 30 feet

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

CITY OF SAINT PAUL

[Signature] 8/15/2019
 Planning Administrator Date

I hereby certify that this survey was prepared by me or under my direction and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 17th day of June, 2019

REHDER & ASSOCIATES, INC.

[Signature]
 Gary C. Huber, Land Surveyor
 Minnesota License No. 22036

Rehder and Associates, Inc.

CIVIL ENGINEERS AND LAND SURVEYORS

3440 Federal Drive • Suite 110 • Eagan, Minnesota • Phone (651) 452-5051

RECEIVED
 JUL 17 2019
 BY: _____

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