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385173



CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

December 5, 2019

Chira & Mordechai Dorfman
1747 Ford Parkway
St. Paul, MN 55116

RE: 1747 Ford Parkway Lot Split – Final Approval
Zoning File #19-072-520

Dear Mr. and Mrs. Dorfman:

The proposed lot split for 1747 Ford Parkway (PIN 16-28-23-12-0071) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

The Department of Public Works noted that the existing house on Parcel 1 will retain the existing address of 1747 Ford Parkway, and the new vacant Parcel 2 will be issued the assigned address of 1743 Ford Parkway. All grading and new construction on each lot must be designed to protect neighboring property from surface water drainage.

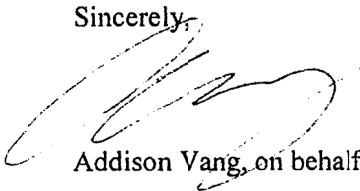
The Department of Parks and Recreation noted that vehicular access to both parcels will be required to come off of the alley. No new curb cut or driveway will be allowed from the parkway.

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,


Addison Vang, on behalf of the Planning Administrator

cc: Chris Ames, Landmark Real Estate Group
District 15 Community Council
Ashley Skarda, Dept. of Safety & Inspections
Jim Brown, Dept. of Public Works
Travis W. Van Neste, Van Neste Surveying

CERTIFICATE OF SURVEY

EXISTING LEGAL DESCRIPTION:

LOTS 19 AND 20, BLOCK 8, LANES HIGHLAND PARK, RAMSEY COUNTY, MINNESOTA

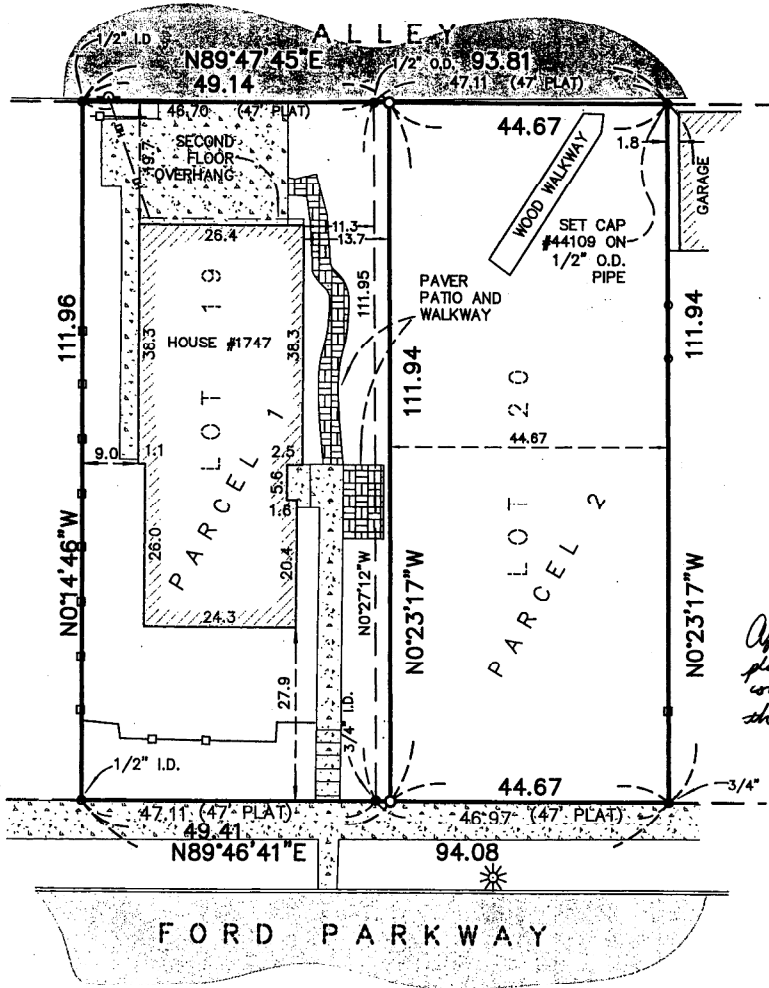
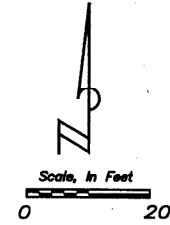
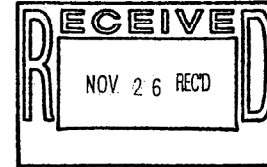
PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1: LOT 19 AND 20, BLOCK 8, LANES HIGHLAND PARK, RAMSEY COUNTY, MINNESOTA, EXCEPT THE EASTERLY 44.67 FEET THEREOF

PARCEL 2: THE EASTERLY 44.67 FEET OF LOT 20, BLOCK 8, LANES HIGHLAND PARK, RAMSEY COUNTY, MINNESOTA.

PREPARED FOR:

CHRISTOPHER AMES
LANDMARK REAL ESTATE GROUP
971 SIBLEY MEMORIAL HWY STE 100
LILYDALE, MN 55118



NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- 2) ADDRESS OF THE SUBJECT PROPERTY:
1747 FORD PARKWAY
ST. PAUL, MN 55116
- 3) EXISTING PARCEL AREA: 10,517 SQ. FT.
PROPOSED PARCEL 1 AREA: 5,517 SQ. FT.
PROPOSED PARCEL 2 AREA: 5,000 SQ. FT
- 4) BEARING BASIS IS ASSUMED.

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

CITY OF SAINT PAUL

By [Signature] 12/15/2019
for Planning Administrator Date

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

- LEGEND:**
- SET 1/2" REBAR WITH CAP #44109
 - SET CAP #44109 ON FOUND IRON PIPE (SIZE AS NOTED)
 - POWER POLE
 - ☼ LIGHT POLE
 - OH — OH OVERHEAD UTILITY LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - CONCRETE SURFACE
 - BITUMINOUS SURFACE

CERTIFICATION :

I hereby certify that this survey, plan, or report 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.

SIGNED: TRAVIS W VAN NESTE

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46895

JOB # 2011027	ISSUED: 6-8-2011
DRAWN BY: TWVN	REV: 11-26-2019
SCALE: 1" = 20 FEET	

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES
85 WILDHURST ROAD EXCELSIOR, MN 55331
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