



Doc No **T02666413**

Certified, filed and/or recorded on
May 29, 2020 10:39 AM

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Ramsey County, Minnesota

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Pkg ID 1362232M

Document Recording Fee Torrens	\$46.00
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<i>Document Total</i>	\$46.00
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Existing Certs

633090

FORD PARKWAY

(118 FT. DEDICATED PUBLIC RIGHT OF WAY)

N89°32'21"E 323.72

POINT OF COMMENCEMENT
NORTHEAST CORNER OF LOT 1, BLOCK 1, FORD

EAST LINE OF (O.V. 1, BLOCK 1, FORD)

PROPOSED PARCEL A

AREA= 66,660 SQ. FT., OR 1.530 AC.

LOT 1

MOUNT CURVE BOULEVARD
(DEDICATED PUBLIC RIGHT OF WAY)

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, FORD, according to the recorded plat thereof, Ramsey County, Minnesota.

LEGAL DESCRIPTION FOR PROPOSED PARCEL A

Parcel A

That part of Lot 1, Block 1, FORD, according to the recorded plat thereof, Ramsey County, Minnesota, lying northerly and westerly of the following described line:

Commencing at the northeast corner of said Lot 1; thence South 90 degrees 04 minutes 23 seconds East, along the east line of said Lot 1, a distance of 139.29 feet to the point of beginning of the line to be described; thence South 89 degrees 55 minutes 25 seconds West, a distance of 76.00 feet; thence South 03 degrees 04 minutes 34 seconds East, a distance of 57.00 feet; thence South 89 degrees 53 minutes 26 seconds West, a distance of 302.87 feet to the west line of said Lot 1; and said line thence northerly.

LEGAL DESCRIPTION FOR PROPOSED PARCEL B

Parcel B

That part of Lot 1, Block 1, FORD, according to the recorded plat thereof, Ramsey County, Minnesota, lying southerly and easterly of the following described line:

Commencing at the northeast corner of said Lot 1; thence South 90 degrees 04 minutes 23 seconds East, along the east line of said Lot 1, a distance of 139.29 feet to the point of beginning of the line to be described; thence South 89 degrees 55 minutes 25 seconds West, a distance of 76.00 feet; thence South 03 degrees 04 minutes 34 seconds East, a distance of 57.00 feet; thence South 89 degrees 53 minutes 26 seconds West, a distance of 302.87 feet to the west line of said Lot 1; and said line thence northerly.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

John H. Cole
NATHAN H. CALTON, P.S.
100 GEORGE ROAD, 45075
NATE@CALTONSURVEYINGWESTWOODS.COM

DATE: 02/19/2020



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

Consentance of land described by this instrument to be used for recording and subdividing.
CITY OF SAINT PAUL
By *Paul D. Deneke* 2/18/20
Planning Administrator Date

HILLCREST AVENUE

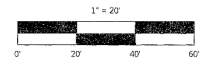
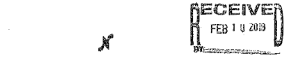
(DEDICATED PUBLIC RIGHT OF WAY)

PROPOSED PARCEL B

AREA= 33,025 SQ. FT., OR 0.758 AC.

BLOCK 1

LOT 1, BLOCK 5



- FOUND 1/2" X 1/4" MONUMENT CARRIED 45873
- SET 1/2" X 1/4" MONUMENT CARRIED 45873

DESIGNED	INITIALS
CHECKED	REVISIONS
DRAWN	02/19/20 Review lot line, 18750
FIELD CREW	
FIELD WORK DATE	

PREPARED FOR:
Ryan Companies US, Inc.
Minneapolis, MN

**LOT 1, BLOCK 1, FORD
LOT SPLIT**
St Paul, Minnesota

Westwood
Phone (612) 937-5100 12701 Westwood Drive, Suite 2000
Fax (612) 937-5222 Riverdale, MN 55424
Toll Free (866) 937-5100 westwoodps.com
Westwood Professional Services, Inc.

CERTIFICATE OF SURVEY

SHEET NUMBER:
1 of 1

0026080.00-CRT01.dwg DATE: 01/19/2020



CITY OF SAINT PAUL

Melvin Carter, Mayor

25 West Fourth Street
Saint Paul, MN 55102

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

February 28, 2020

Tony Barranco
Ryan Companies
533 South Third Street, Suite 100
Minneapolis, Minnesota 55415

RE: 2192 Ford Parkway Lot Split – Final Approval
Zoning File #20-012-766

Dear Mr. Barranco:

The proposed subdivision of Lot 1, Block 1 of the FORD plat at 2192 Ford Parkway (PIN 17-28-23-12-0081) is hereby approved for compliance with the City of Saint Paul's subdivision regulations.

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 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 questions.

Sincerely,

Paul Dubruiel, on behalf of the Planning Administrator

cc: Highland District Council
Anthony Adams, Ryan Companies
Menaka Mohan, Dept. of Planning & Economic Devt.
Ashley Skarda, Dept. of Safety and Inspections
Jim Brown, Dept. of Public Works
Nathan Carlson, Westwood Professional Services, Inc.

When Recorded Return To: (SF)
First American Title Insurance Company
National Commercial Services
121 South 8th Street, Suite 1280
Minneapolis, MN 55402
File No: NCS 904994-8