



Doc No **T02669252**

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Jul 9, 2020 9:00 AM

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

**Existing Certs**

629031



CITY OF SAINT PAUL  
*Melvin Carter, Mayor*

25 West Fourth Street  
Saint Paul, MN 55102

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

March 18, 2020

Michael and Ellen Mueller  
1085 Hyacinth Avenue E.  
Saint Paul, Minnesota 55106

Marlys Peterson  
1079 Hyacinth Avenue E.  
Saint Paul, Minnesota 55106

RE: 1079 – 1085 Hyacinth Avenue E. Adjustment of Common Boundary - Final Approval  
Zoning File #20-014-415

Dear Mr. & Ms. Mueller and Ms. Peterson:

The proposed adjustment of common boundary between 1079 Hyacinth Avenue East (PIN 21-29-22-43-0041) and 1085 Hyacinth Avenue East (PIN 21-29-22-43-0042) 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 adjustment of common boundary approval by the City of Saint Paul, which is required in order to record an adjustment of common boundary. It is the responsibility of the property owners to record the adjustment of common boundary 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 adjustment of common boundary, 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: Payne Phalen District 5 Planning Council  
Matt Graybar and James Williamette, Dept. of Safety & Inspections  
James Brown, Dept. of Public Works  
Jon Faraci, Lake and Land Surveying Inc.

# PROPOSED LOT SPLIT

**RECEIVED**  
MAR - 5 2020

Survey Made For:  
Mr. Mike Mueller  
1085 Hyacinth Avenue East  
St. Paul, MN 55106

**Property Address:**  
1079 Hyacinth Avenue East, St Paul MN 55106

**Current Legal Description: (Cert of Title No. 629031)**  
Lot 20, Block 2, Phalen Heights Park and  
The South 95 feet of the West 11 feet of Lot 21,  
Block 2, Phalen Heights Park.

Ramsey County, Minnesota.

**Proposed Legal Description Parcel B:**  
Lot 20, Block 2, PHALEN HEIGHTS PARK, according to  
the record plat thereof, Ramsey County, Minnesota.

**Property Address:**  
1085 Hyacinth Avenue East, St Paul MN 55106

**Legal Description: (Cert of Title No. 293917)**  
Lot 21, Block 2, Phalen Heights Park, except the South  
95 feet of the West 11 feet thereof, and Lot 22, Block  
2, Phalen Heights Park.

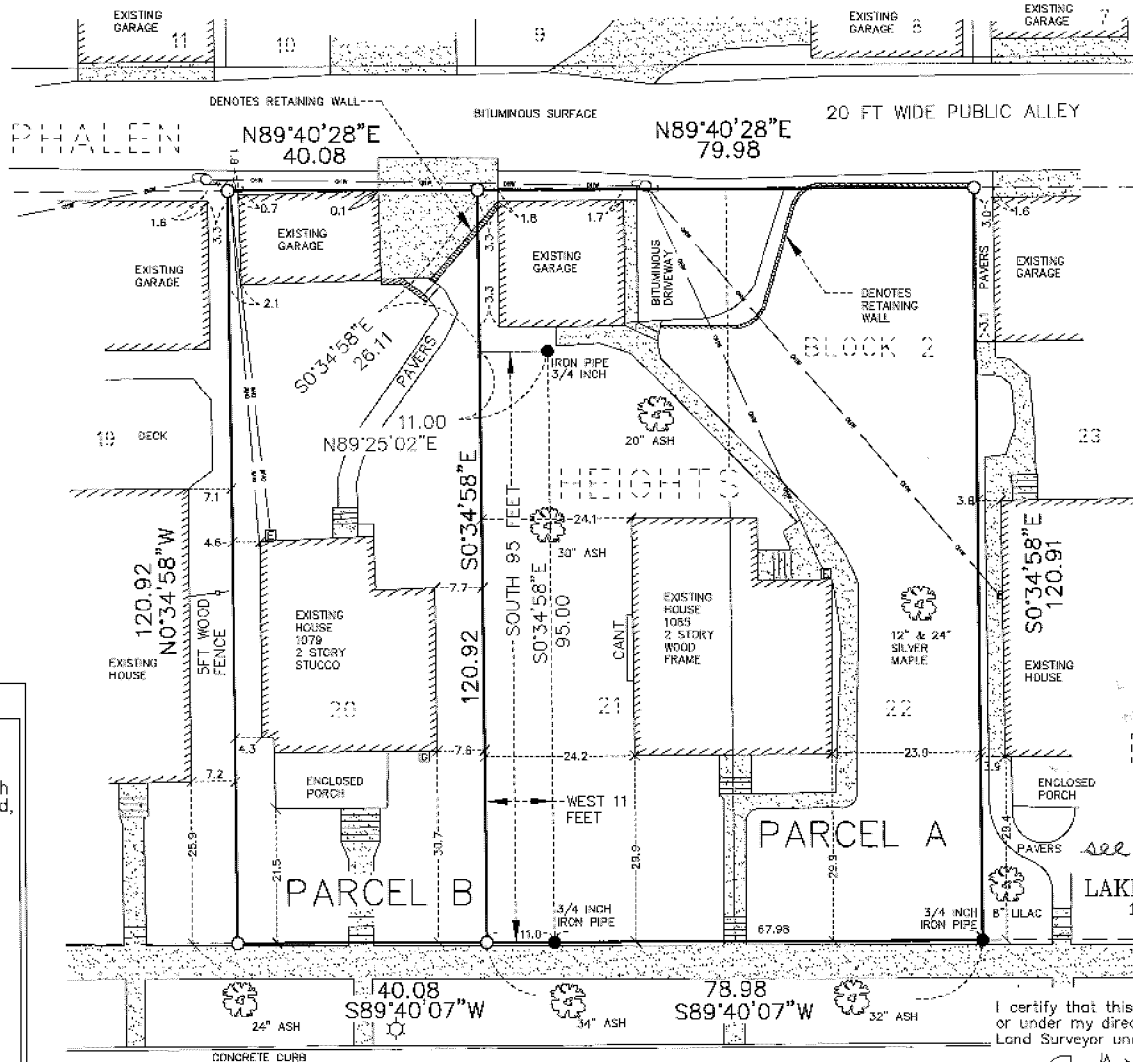
Ramsey County, Minnesota.

**Proposed Legal Description Parcel A:**  
Lots 21 and 22, Block 2, PHALEN HEIGHTS PARK,  
according to the record plat thereof, Ramsey County,  
Minnesota.

## NOTES:

- Denotes Iron Monument found size, type, & R.L.S. as noted.
- Denotes 12 Inch Common Spike set with washer stamped RLS 18464 or as noted, upon City approval of lot split.
- Denotes Chain Link Fence
- Denotes Wood Fence
- ⊗ Denotes Water Valve
- ⊕ Denotes Utility Pole
- ⊛ Denotes Light Pole
- ⊠ Denotes Gas Service
- ⊞ Denotes Electric Meter
- ⊚ Denotes Electric Manhole
- ⊙ Denotes Sewer Manhole
- ⊞ Denotes Concrete Surface

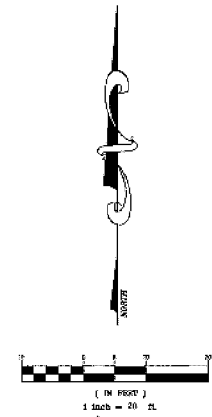
BASIS OF BEARINGS: Ramsey County NAD 83 (1986)  
LAKE & LAND SURVEYING. JOB NO. 2020.006 DF



DUE TO WINTER CONDITIONS AT THE TIME OF SURVEY BITUMINOUS EDGE LOCATION MAY DIFFER FROM FIELD LOCATION

**LAND AREA:**  
1079 HYACINTH AVE E.  
CURRENT AREA  
TOTAL: 5891 SQ. FT. / 0.13 ACRES  
PROPOSED NEW AREA PARCEL B  
TOTAL: 4847 SQ. FT. / 0.11 ACRES

**LAND AREA:**  
1085 HYACINTH AVE E.  
CURRENT AREA  
TOTAL: 8626 SQ. FT. / 0.20 ACRES  
PROPOSED NEW AREA PARCEL A  
TOTAL: 9671 SQ. FT. / 0.22 ACRES



*see reverse for City approval*

**LAKE AND LAND SURVEYING, INC.**  
1200 Centre Pointe Curve, Suite 375  
Mendota Heights, Minnesota 55120  
Phone: 651-776-6211

I certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Jonathan L. Faraci*  
Rev. March 5, 2020  
Rev. March 2, 2020  
January 27, 2020  
Jonathan L. Faraci  
Registered Land Surveyor & Registered Engineer  
Minnesota Registration No. 18464

**HYACINTH AVE EAST**  
(66 FT WIDE RIGHT-OF-WAY)

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

CITY OF SAINT PAUL

 Paul Dubruel 3-18-20  
for Planning Administrator Date

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 this site.