



Doc No **T02671600**

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# Maplewood



May 22, 2020

Mr. Erick Westberg  
2452 Germain Street  
Maplewood, MN 55109

"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.

*Shann Finwall* 7-29-20  
SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"

Re: Vacant Lot Located East of 1651 Demont Avenue East  
PIN 10-29-22-11-0078

Dear Mr. Westberg:

The City of Maplewood has approved your lot division request to subdivide the vacant lot located east of 1651 Demont Avenue East (PIN 10-29-22-11-0078) into two lots. The new single family lots will be accessed onto Demont Avenue as shown on the enclosed draft site plans. Approval of the lot division is subject to your complying with the following conditions:

### Conditions of Approval

1. **Survey:** Submit a final survey showing the lot division as proposed. The survey must be signed by a licensed land surveyor. Once the conditions below are met, the City will stamp the survey and you can record the survey with the County.
2. **Engineering Plan Review:** Comply with the conditions outlined in the enclosed May 6, 2020, Engineering Plan Review. The review includes a requirement that 10-foot front and rear easements and 5-foot side easements be included on the survey for each lot. The easements will be dedicated to the public for drainage and utility purposes. The City of Maplewood will assist in preparing the recordable easement documents after receiving the appropriate easement legal descriptions on the survey.
3. **Development of New Lots:**
  - a. **Trees:** Development of the new lots must comply with the City's tree preservation ordinance. A tree survey showing all significant trees on the site will be required during grading and building permit review. The survey must show which significant trees will be removed and which will be preserved. Tree replacement may be required depending on the tree preservation ordinance tree replacement calculation.
  - b. **Permits:** All required permits must be obtained for the development of the new lots.

Once items 1 through 2 are complete, the City will stamp the approved survey. The applicant then brings the City-approved survey to the County for recording. The City will record the final easement documents once the lot division is recorded and new property identification numbers have been assigned.

This lot division approval is valid for one year according to City ordinance. After one year, the lot division application process must be repeated.

Sincerely,

*Shann Finwall*

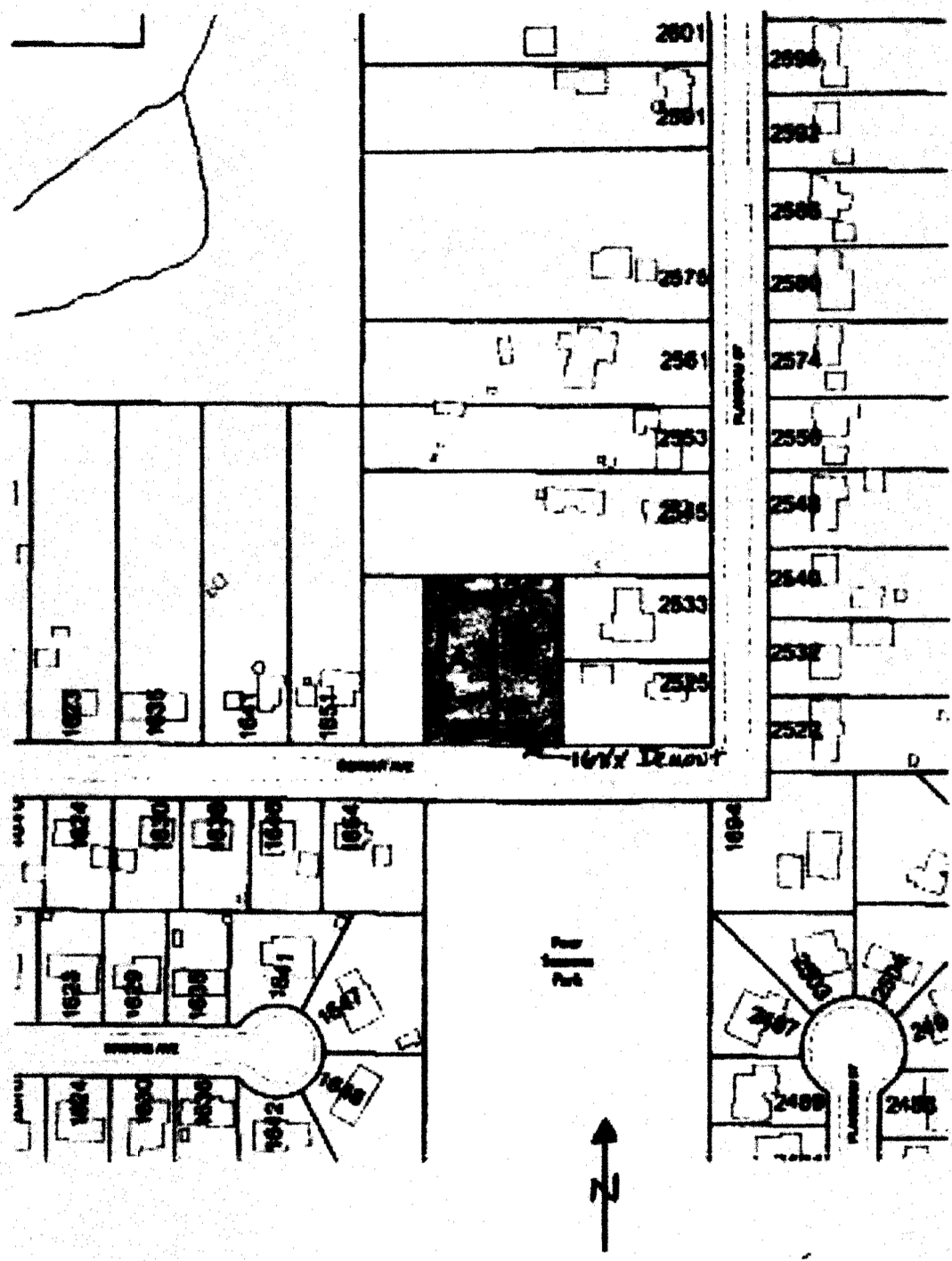
Shann Finwall, AICP  
[Shann.finwall@maplewoodmn.gov](mailto:Shann.finwall@maplewoodmn.gov)  
(651) 249-2304

### Enclosures:

1. Draft Lot Division Site Plans for Vacant Lot Located East of 1651 Demont Avenue East (PIN 10-29-22-11-0078)
2. May 6, 2020, Engineering Plan Review
3. Map of Sewer and Water Service

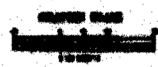
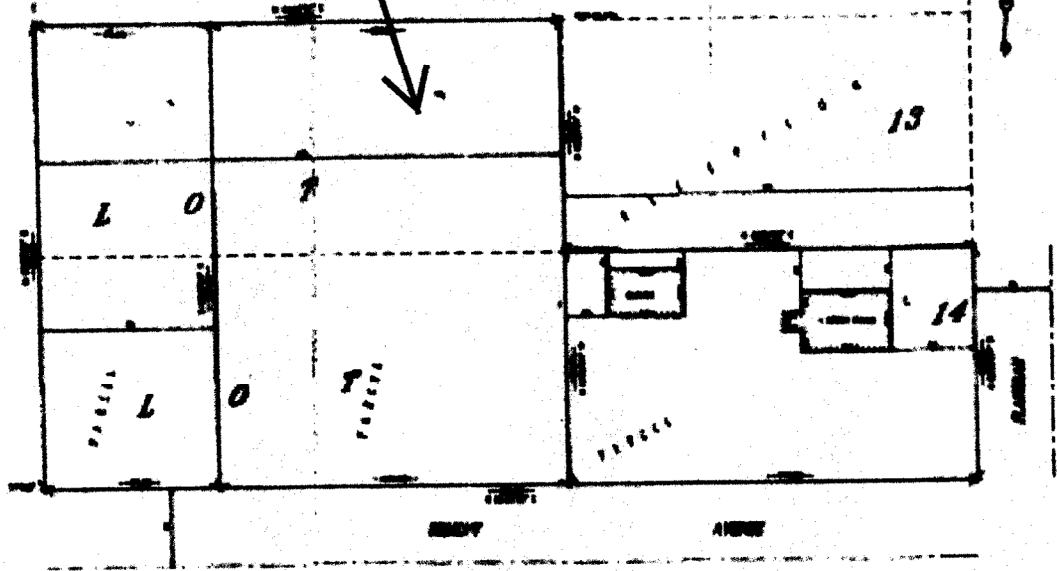
City of Maplewood  
Community Development Department  
1902 County Road B East  
Maplewood, MN 55109

Office 651-249-2300  
Fax 651-249-2309  
[www.maplewoodmn.gov](http://www.maplewoodmn.gov)



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30,056 s.f.  
 vacant lot to



DWG. NO. 01100

**Engineering Plan Review**

**PROJECT: 1651 Demont Avenue – Lot Division**

**PROJECT NO: 20-11**

**COMMENTS BY: Tyler Strong, EIT – Civil Engineer I**

**DATE: 5-6-2020**

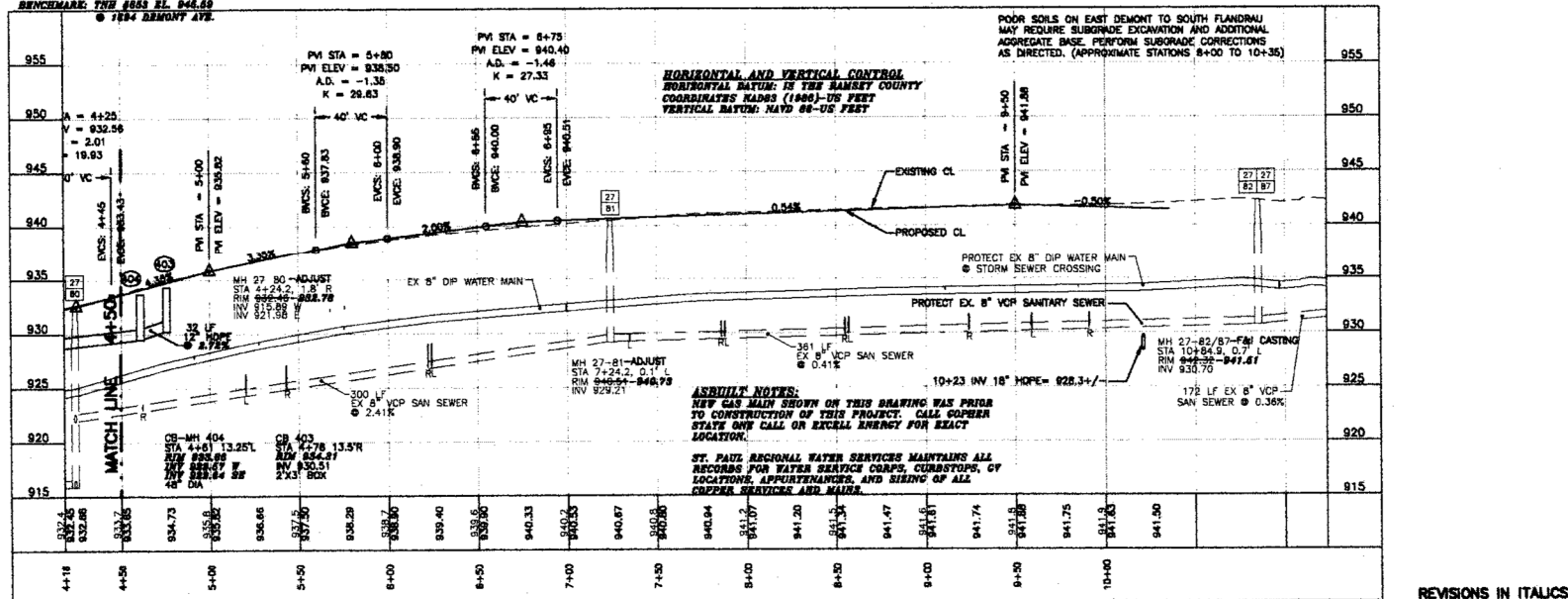
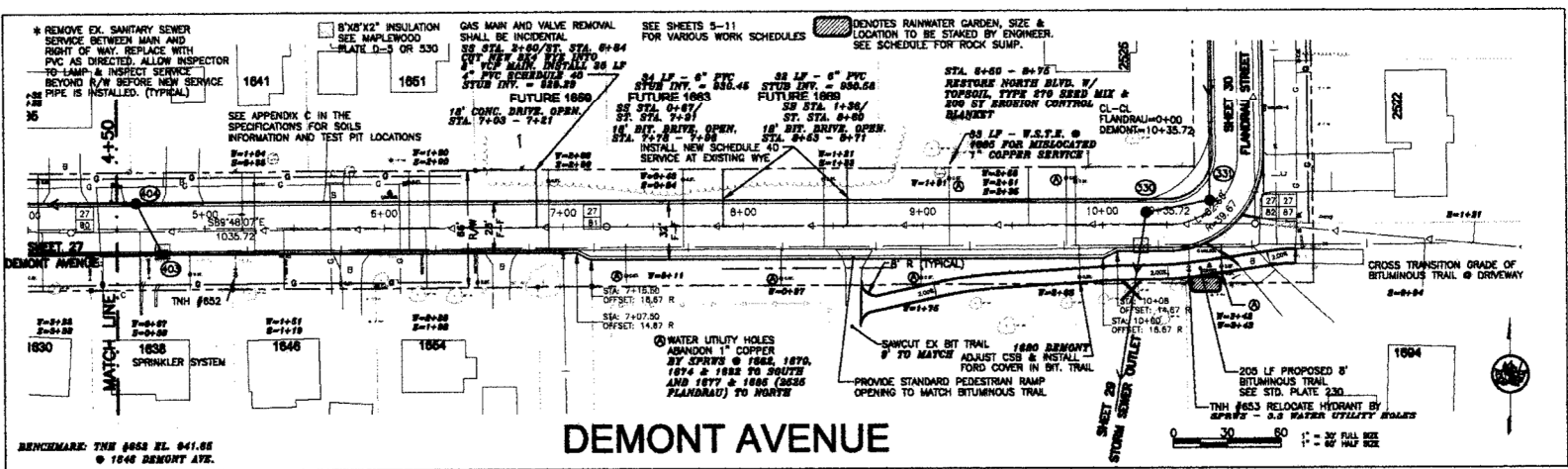
The applicant is proposing to divide the existing vacant lot east of 1651 Demont Avenue East into two residential lots.

This review covers the proposed lot split only and does not consist of a final review for any future development of the proposed lot(s). Further plans and construction documents will need to be submitted for review prior to any future development or site modifications.

The following are engineering review comments and act as conditions prior to approvals:

- 1) This review covers the lot split only, future improvements to the site will be subject to further review.
- 2) Plans shall be submitted for any future improvements (e.g., utility work, site grading, etc.) to the lot(s).
- 3) As a part of the Hazelwood-County Road C Area Street Improvements, City Project 03-18, sewer and water services have been stubbed into the future lots off of Demont Avenue, see attachment for details. The associate assessments for these improvements were deferred for a 15-year period due to the undeveloped nature of the property. That deferred assessment expired in April of 2019. As such, no assessments for City Project 03-18 shall be charged due to this lot division.
- 4) The proposed lots shall include 10-foot front and rear easements, as well as 5-foot side easements dedicated to the public for drainage and utility purposes. Should the lot division be approved, the applicant shall provide signed easement documents to the City for recording prior to receiving a final stamped copy of the lot division. The City will assist in preparing the recordable easement documents after receiving the appropriate easement legal descriptions.
- 5) The applicant shall be responsible for any SAC, WAC, and PAC charges.

- END COMMENTS -



**CITY OF MAPLEWOOD**  
**DEPARTMENT OF PUBLIC WORKS**  
**ENGINEERING DIVISION**  
Maplewood, Minnesota 55109  
Telephone: (612) 266-9000 Fax: (612) 266-9000

DATE: 11/23/24 USER: M. ZULLO

DESIGNED: CIV/EMS  
CHECKED: SAU/AE/RAL  
REVISED: WWB/JCW

**DEMONT AVENUE**  
**STREET & STORM IMPROVEMENTS**

PROVISION:  
DATE: 04/24/24  
BY: JTS

RECORD DRAWING  
DATE: APRIL 20, 2024

SHEET NO.  
**28 of 79**

**LEGAL DESCRIPTION OF ENTIRE PARCEL:**

Lots 13 and 14, except the East 175 feet and except the West 75 feet thereof, Block 1, Auditor's Subdivision No. 76, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION OF WESTERLY PARCEL:**

Lots 13 and 14, except the East 175 feet and except the West 75 feet thereof, lying West of the East 75 feet thereof, Block 1, Auditor's Subdivision No. 76, Ramsey County, Minnesota.

**PROPOSED LEGAL DESCRIPTION OF EASTERLY PARCEL:**

The East 75 feet of the following described property:  
Lots 13 and 14, except the East 175 feet and except the West 75 feet thereof, Block 1, Auditor's Subdivision No. 76, Ramsey County, Minnesota.

**SCOPE OF WORK & LIMITATIONS:**

- Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
- Showing the location of observed existing improvements we deem necessary for the survey.
- Setting survey markers or verifying existing survey markers to establish the corners of the property.
- This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
- We show a proposed division of the property. Please review the proposal to see that it is what you intend and submit to those governmental agencies that have jurisdiction to obtain their approvals, if you can, before making any decisions regarding the property.
- Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and/or stucco of the building.

**STANDARD SYMBOLS & CONVENTIONS:**

••• Denotes iron survey marker, set, unless otherwise noted.

**PROPOSED LEGAL DESCRIPTION OF DRAINAGE AND UTILITY OVER THE WESTERLY PARCEL:**

The North 10 feet, the South 10 feet, the East 5 feet and the West 5 feet of the following described parcel:

Lots 13 and 14, except the East 175 feet and except the West 75 feet thereof, lying West of the East 75 feet thereof, Block 1, Auditor's Subdivision No. 76, Ramsey County, Minnesota.

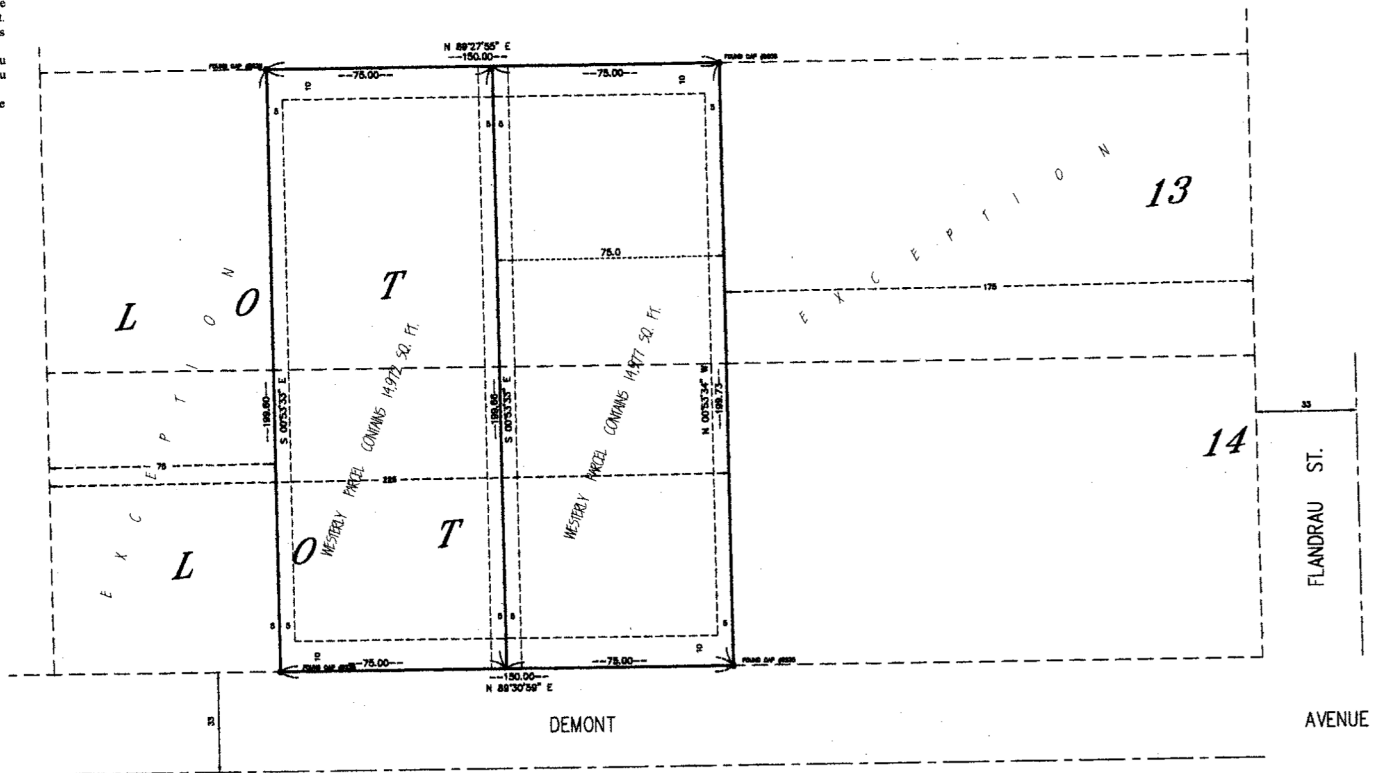
**PROPOSED LEGAL DESCRIPTION OF DRAINAGE AND UTILITY OVER THE EASTERLY PARCEL:**

The North 10 feet, the South 10 feet, the East 5 feet and the West 5 feet of the following described parcel:

The East 75 feet of the following described property:  
Lots 13 and 14, except the East 175 feet and except the West 75 feet thereof, Block 1, Auditor's Subdivision No. 76, Ramsey County, Minnesota.

**"CONVEYANCE OF LAND DESCRIBED BY THIS INSTRUMENT IS HEREBY APPROVED AND IS ENTITLED TO RECORDING AND SUBDIVIDING.**

*Shann Finwall* 7-29-20  
**SHANN FINWALL, COMMUNITY DEVELOPMENT  
CITY OF MAPLEWOOD"**



DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE 	CLIENT NAME / JOB ADDRESS <b>ERICK WESTBERG</b> PID NO. #102922110078 MAPLEWOOD, MN	<b>Advance</b> Surveying & Engineering, Co. 17917 Highway 7 Minneapolis, Minnesota 55345 Phone (612) 474-7964 Web: www.advance.com	I HEREBY CERTIFY THAT THIS PLAT, SURVEY 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.  Thomas M. Soehn # 42379 LICENSED P.C. JUNE 25, 2020 DATE	DATE SURVEYED: JUNE 23, 2020	SHEET TITLE EXISTING CONDITIONS SURVEY	SHEET SIZE 22 X 34
						DATE DRAFTED: JUNE 25, 2020	DRAWING NUMBER 200915 TB	SHEET NO. <b>S1</b>