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Deputy 203

Pkg ID 1383039M

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<i>Document Total</i>	\$46.00

Existing Certs

357049

EXISTING LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 24, LANE'S HIGHLAND PARK, Ramsey County, Minnesota, including the North 1/2 of vacated alley accruing thereto.

PROPOSED LEGAL DESCRIPTION WESTERLY PARCEL:

Lot 3 and the West 11.35 feet of Lot 2, and the North half of the vacated alley accruing thereto, Block 24, LANE'S HIGHLAND PARK, Ramsey County, Minnesota.

PROPOSED LEGAL DESCRIPTION EASTERLY PARCEL:

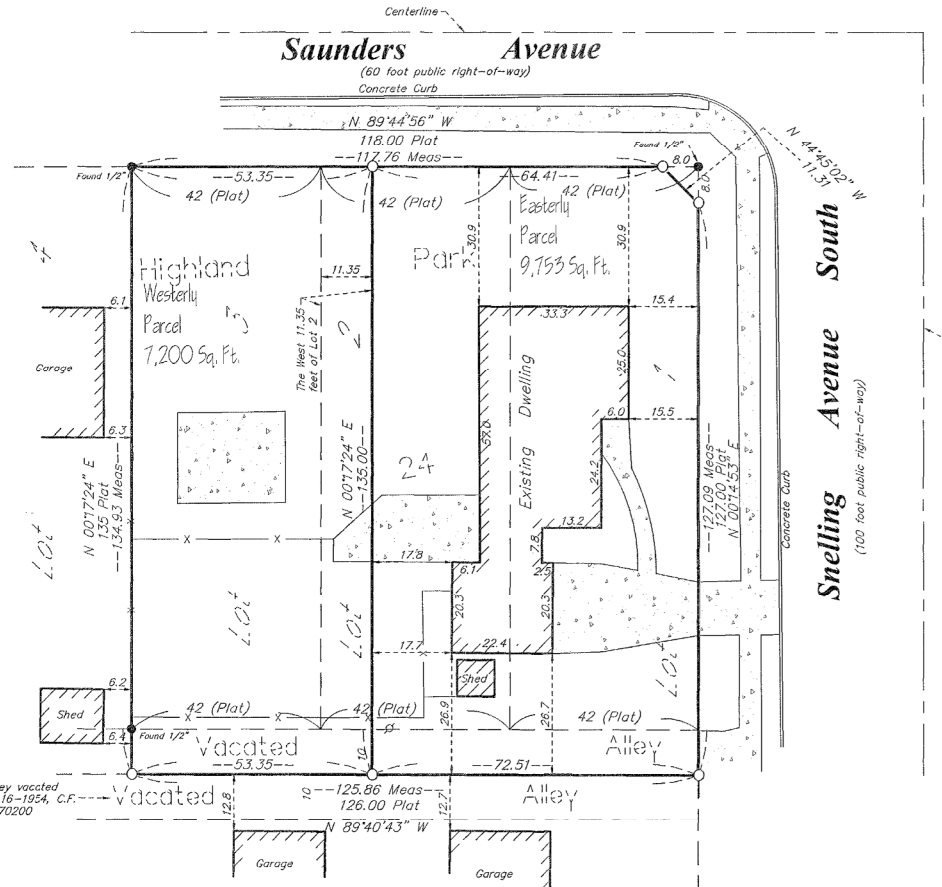
Lot 1 and that part of Lot 2 lying East of the West 11.35 feet of said Lot 2, and the North half of the vacated alley accruing thereto, Block 24, LANE'S HIGHLAND PARK, Ramsey County, Minnesota.

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.
- All bearing shown are assumed.
- When the term "Plat" is used in a dimension, it is the sum of distances that are stated on the plat.

● DENOTES IRON MONUMENT FOUND

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY MINNESOTA REGISTRATION NUMBER 42379



City of Saint Paul
 Approval of land described by this instrument
 is hereby approved and is entered to recording
 and subdividing.

CITY OF SAINT PAUL

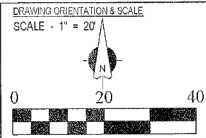
Paul Dubruel 8-25-20
 City Planning Administrator Date

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

LEGEND

- CATCH BASIN
- ⊙ GAS METER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ MANHOLE
- ⊙ TELEPHONE PED.
- ⊙ ELEC. TRANSFORMER
- ⊙ WELL
- ⊙ GATE VALVE
- ⊙ LIGHT POLE
- ⊙ TREE
- X-X- FENCE LINE
- S- SANITARY SEWER LINE
- W- WATER LINE
- G- GAS LINE
- ST- STORM DRAIN LINE
- E- OVERHEAD UTILITY LINE
- ▨ CONCRETE SURFACE

DATE	REVISION DESCRIPTION
6/23/20	UPDATED PER CITY COMMENTS



CLIENT NAME / JOB ADDRESS
DAWN CLAWSON
 897 SNELLING AVENUE
 ST. PAUL, MN

Advance
 Surveying & Engineering, Co.
 17917 Highway 7
 Minneapolis, Minnesota 55445
 Phone (612) 474-7994
 Web www.advance.com

I HEREBY CERTIFY THAT THIS PLAN, 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. Borch
 # 42379
 LICENSE NO.
 APRIL 17, 2020
 DATE

DATE SURVEYED: APRIL 16, 2020
 DATE DRAFTED: APRIL 17, 2020

SHEET TITLE
CERTIFICATE OF SURVEY
 DRAWING NUMBER
 200359 TB
 REV 6 - 23

SHEET SIZE 17 X 22
 SHEET NO.
S1
 SHEET 1 OF 1

RECEIVED
 JUN 26 2020
 BY: _____

① 357049



CITY OF SAINT PAUL
Melvin Carter, Mayor

*25 West Fourth Street
Saint Paul, MN 55102*

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

August 25, 2020

Dawn and Clinton Clawson
897 Snelling Avenue S.
Saint Paul, Minnesota 55116

RE: 897 Snelling Avenue South Lot Split – Final Approval
Zoning File #20-041-788

Dear Ms. and Mr. Clawson:

The proposed lot split for 897 Snelling Avenue South (PIN 16-28-23-14-0079), with the lot width and rear yard setback variances granted by the Board of Zoning Appeals on May 29, 2020 (Zoning File #20-029-666), 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 easterly parcel will retain the existing address of 897 Snelling Avenue South. The new vacant westerly parcel will be issued the assigned address of 1588 Saunders Avenue.

The City Forester noted the developer/builder should be aware that the existing trees planted behind the sidewalk are public street trees and will require protection during construction, or an approved Forestry permit to remove or otherwise impact. Contact Zach Jorgensen, 651-632-2437.

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 Dubruel, on behalf of the Planning Administrator

cc: Highland District Council
Zach Jorgensen, Forestry
Matt Graybar, Dept. of Safety & Inspections
Amanda Leier, St. Paul Water Utility
Jim Brown, Dept. of Public Works
Thomas Bloom, Advanced Surveying & Engineering Co.